



Rull Cottage Northleigh, Honiton, Devon EX24 6BU

A beautifully presented detached 5 double bedroom family home in rural location.

Honiton 4 miles; Colyton 5 miles;

• Gardener Included • Lovely Gardens / Parking • Detached Studio / Home Office • Available Unfurnished • Available Immediately • One Hypo-Allergenic Dog Only (terms apply) / Children Considered • 6 / 12 months plus • Deposit: £2,884 • Council Tax Band: G • Tenant Fees Apply

£2,500 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk



ACCOMMODATION INCLUDES

Oak front door leads to entrance area.

HALLWAY

With traditional flooring, beams, radiator, stairs rising and doors to;

SITTING ROOM

Dual aspect room with patio door to the rear, woodburner in original fireplace and log store, radiator and wood flooring.

KITCHEN/BREAKFAST ROOM

Dual aspect room with patio doors to garden and door to the front. The kitchen comprises of bespoke quality cupboards with granite work surface, inset sink unit, central island with seating area, electric AGA with induction hob, beams and tiled flooring.

UTILITY ROOM

Comprising fitted wall and base units with work surface and inset sink unit, space with plumbing for washing machine and tumble dryer.

CLOAKROOM

Comprising low level WC and wash hand basin.

RECEPTION ROOM

Spacious triple aspect room with woodburning stove and wood flooring.

STAIRS TO LANDING

Stairs lead to landing with fitted carpet.

Doors to;

MASTER BEDROOM

Spacious dual aspect room with fitted wardrobes, radiators and fitted carpet.

ENSUITE BATHROOM

Comprising roll topped bath with mixer tap shower spray, low level WC, wash hand basin and wood floor.

BEDROOM

Good sized double with radiator and fitted carpet.

FAMILY BATHROOM

Comprising roll topped bath with mixer tap shower spray, separate shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail and tiled floor.

Double doors lead to cupboard housing the water tank.

BEDROOM

Dual aspect double with radiator and fitted carpet.

STAIRS TO BEDROOM FOUR

Stairs with fitted carpet and doors to;

BEDROOM

Dual aspect double with wardrobe, eave storage, built in desk area, radiator and fitted carpet.

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, wash hand basin, low level WC, heated towel rail, storage and vinyl floor.

BEDROOM FIVE

Stairs lead to double bedroom with Velux window, eave storage, wardrobe, radiator and fitted carpet.

OUTSIDE

Rull Cottage is set within its own grounds and gardens which extend to approximately half an acre. The gardens are laid mainly to lawn with mature trees and shrubs. The gravel pathway leads around the rear of the property with log and bin store. There is a lovely patio area adjacent to the kitchen and over looks the lawn.

The driveway with right of access leads to Rull Cottage with metal gates to a shingled driveway and parking area to the front.

DETACHED OUTBUILDING

Situated at the front of the property with wood floor, woodburning stove, power and light. The current owners are using the area as a home office and games room / gym.

SERVICES

Electric - Mains connected

Drainage - Klargestor

Water - Private (well)

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 3 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band G

SITUATION

Rull Cottage is located in a rural setting on the edge of the small village of Northleigh which lies between the market town of Honiton and the coastal resort of Sidmouth. Northleigh nestles in a sheltered valley in an Area of Outstanding Natural Beauty and has a pretty Parish Church and Village Hall as well as delightful walks throughout the locality. Rull Cottage nestles into the hillside and sits in its own mature gardens and grounds which extend in all to approaching half an acre and has a sunny aspect, with views over the fields to the side.

The market town of Honiton is a 15 minute drive and lies approximately 4 miles to the north west and has a range of independent shops including many antique shops, a main line rail link to London (Waterloo) and 6 miles to the south is the World Heritage Site colloquially known as the Jurassic Coast at Lyme Bay. Exeter, the Cathedral City and County Town, is some 21 miles distant with an excellent shopping centre, theatres, main line rail link to London (Paddington), M5 motorway access and small international airport. The property lies approximately 3 miles from the renowned Colyton Grammar School, one of England's top secondary schools.

DIRECTIONS

From Honiton town centre turn into New Street and follow this road to the church, bear left at the roundabout and then first right and continue to the top of the hill. Carry on past the Golf Club (on your right hand side) and take the third turning on the left (after about 2 miles) signposted Blamphayne. Follow this lane down the hill and through the ford. The driveway to Rull Cottage will then be found on the left.

What3words: ///mailers.moisture.deals

LETTING

The property is available to rent unfurnished for a period of 6/12 months plus on a renewable Assured Shorthold Tenancy and is available from immediately. RENT: £2,500 per calendar month exclusive of all charges. Where the let permits a HYPO-ALLERGENIC DOG the rent will be increased to £2,550. DEPOSIT: £2,884 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Cat. ONE Hypo-allergenic dog (terms apply)/Children Considered. Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



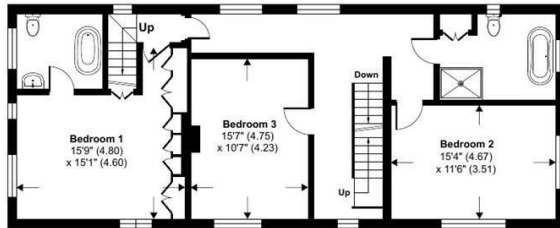
Rull Cottage, Northleigh, Colyton, EX24

Approximate Area = 2545 sq ft / 236.4 sq m
 Limited Use Area(s) = 135 sq ft / 12.5 sq m
 Outbuilding = 342 sq ft / 31.7 sq m
 Total = 3022 sq ft / 280.6 sq m

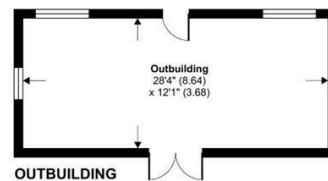
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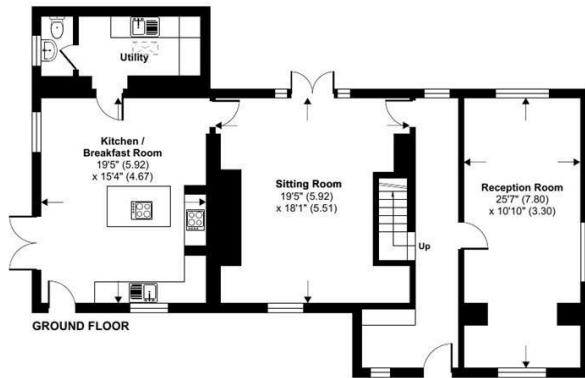
Denotes restricted head height



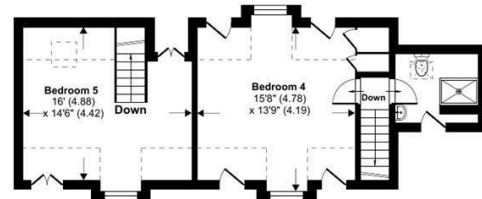
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. REF: 988940

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
 01404 42553
 rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92+ (plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	84
England & Wales		EU Directive 2002/91/EC	