



Garlands , Gittisham, Honiton, Devon EX14 3AJ

Beautifully presented 3 bedroom cottage in the heart of the village backing on to open farmland.

Honiton Station 3.1 miles; Ottery St Mary 3.6 miles

- Two Reception Rooms • Kitchen / Breakfast Room • Three Bedrooms • Two Bath / Shower Rooms • A Pet (terms apply) / Children Considered • Available Immediately • 6 / 12 months plus • Deposit: £2,019 • Council Tax Band: D • Tenant fees Apply

£1,680 Per Calendar Month

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DESCRIPTION

This historic grade II listed largely thatched home is surprisingly spacious having been once two cottages, it has been beautifully refurbished and improved by the current owners forming a light and airy feel with plenty of character including fireplaces, timber windows with shutters and lots of exposed beams.

The accommodation is wonderfully presented, a covered entrance porch leads you invitingly into the lovely dining hall, which has lots of built in storage and a door to a downstairs shower room.

In the heart of the cottage is a wonderful character family room centred on an inglenook fireplace with gas fired stove, there are also two window seats.

To the rear is the fitted kitchen/breakfast room with space for a table, as well as a double Belfast style sink, integrated dishwasher, fridge/freezer, Bosch electric hob, oven and combination oven/microwave. A stable door looks over the rear garden and countryside views beyond.

There is also a cosy lounge with feature inglenook fireplace and a door to the rear through a utility room.

On the first floor there are three double bedrooms each with part vaulted ceilings giving lots of extra head height. The largest bedroom has fitted wardrobes and there is a generous family bathroom with Jack and Jill door to a bedroom and luxurious roll-top bath.

GARDENS

A pedestrian gate leads through to a paved path around the cottage to an extensive patio and gravel terrace to the rear, which is a wonderfully sheltered place to enjoy the sunsets across the open farmland to the rear. The low stone walled garden has beautifully stocked borders with numerous shrubs and an established Wisteria providing the ideal backdrop to the west facing lawn. There is plenty of on street parking adjacent to the property.

SERVICES

Electric - Mains connected
 Gas - Mains connected
 Drainage - Mains connected
 Water - Mains connected
 Heating - Gas fired central heating
 Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 1Mbps.
 Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
 Local Authority: Council Tax Band D

SITUATION

The property is located in the heart of Gittisham, one of East Devon's most picturesque and unspoilt villages, designated a conservation area, it was formerly part of the Combe Estate, which has helped protect its distinct heritage and appearance with standard restrictions.

Situated almost opposite is the pretty Church of St Michael, there is a bus that regularly goes through the village, and on the fringes of the village is The Pig at Combe, a stunning Elizabethan country house hotel, renowned for its beautiful location and fine cuisine. The property is in the catchment area for Feniton Primary School (Good) and The King's School in Ottery St. Mary (Outstanding)

Gittisham itself lies about 1.5 miles west of the market town of Honiton which has a range of shops, sports centre/swimming pool and main line rail link to London (Waterloo). Exeter city centre, is some 15 miles distant with an excellent shopping centre, sport and leisure facilities, main line rail link to London (Paddington) and international airport. The coast at Sidmouth, which lies on the World Heritage Jurassic Coastline is some 9 miles to the south.

DIRECTIONS

From Honiton heading in a westerly direction, just before joining the A30 turn left into the Heathpark Industrial Estate. At the T-junction turn right following the signs to Weston, at the next T-junction turn right and just before going over the A30 turn left signposted Gittisham. Follow the lane into the village, at the T-junction turn right, follow the road over the river and Garlands can be found on the right handside just past the church and village green.

What3words: ///segments.chain.novels

LETTING

The property is available to rent for a period of 6/12 months on a renewable Assured Shorthold tenancy, unfurnished and is available Immediately. RENT: £1,750 per calendar month, exclusive of all other charges. Where the let permits a pet the rent will be increased to £1,800pcm. DEPOSIT: £2,019 returnable at 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. A Pet (terms apply)/Children Considered. Viewings 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.



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	