



19 Rowan Drive, Seaton, Devon EX12 2UH

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A beautifully presented 2 bedroom unfurnished bungalow in coastal town.

Seaton Beach 1 mile; Axminster 6.3 miles; Sidmouth 9.7 miles; Honiton 8.7 miles

- Sitting/Dining Room • Kitchen • Two Bathrooms • Garage / Parking and Easy to Maintain Garden • A Pet (terms apply) / Child Considered • Available Mid October • 12 months plus • Deposit: £1,067 • Council Tax band: D • Tenant Fees Apply

£925 Per Calendar Month

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## ACCOMMODATION INCLUDES

Part glazed UPVC front door leads to;

### HALLWAY

With radiators, telephone point, door to airing cupboard, loft hatch and fitted carpet.

Doors to;

### SITTING/DINING ROOM 19'4" x 12'8"

Spacious room with views towards the coast, brick fireplace with inset gas fire, television and telephone points, radiators and fitted carpet.

### KITCHEN

Range of white fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric oven, 4 ring gas hob with extractor over. Space with plumbing for washing machine and under counter fridge space. Door to pantry/storage cupboard, wall mounted gas fired boiler, radiator, vinyl floor and part glazed UPVC door to rear.

### BEDROOM ONE 11'5" x 10'0"

Double with fitted mirror fronted double wardrobes, telephone point, radiator and fitted carpet.

Door to;

### ENSUITE

Comprising of shower cubicle, pedestal wash hand basin, mirror with shaver light/socket, mirror fronted wall cabinet, low level WC, radiator and fitted vinyl.

### BATHROOM

Comprising bath, pedestal wash hand basin, mirror with shaver light/socket, mirror fronted wall cabinet, low level WC, radiator and fitted vinyl.

## BEDROOM TWO

**12'2" x 9'3"**

Double bedroom with views towards the coast, radiator, telephone point and fitted carpet.

### OUTSIDE

The property benefits from a private driveway with parking for two cars. There is a garage with up and over door, power and light.

The front garden is easy to maintain and laid to gravel areas and shrub beds. A pedestrian pathway leads around the property with gated access to the rear.

The rear garden is easy to maintain and benefits from a patio area, Astro lawn and small shrub/flower bed. There is a raised hedge/shrub boundary to the rear. Three steps lead up to the kitchen door, and up to the garage side door.

### SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1 Mbps

Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE and O2. External - EE, Three, O2 and Vodafone

Local Authority: Council Tax Band D

### SITUATION

The bungalow is situated in an elevated position on the edge of this popular coastal town. Located between the ancient harbour of Axmouth





and the white cliffs of Beer. Seaton is part of the world-renowned Jurassic Coast, with a mile-long beach, picturesque streets and a range of facilities including supermarket, Post Office, doctor's surgery, restaurants, inns, independent shops and the Jurassic Coast Visitor Centre. Colyton Grammar School is located just 1 mile away. The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth, whilst the picturesque Dorset town of Lyme Regis, with its famous Cobb, is within easy reach.

The market towns of Honiton and Axminster have an additional range of facilities, including rail services to London Waterloo and Exeter. Exeter is 22 miles to the west and offers a wide range of services with plenty of retail, leisure and cultural amenities as well as an international airport, together with M5 access.

### DIRECTIONS

From the A35 between Honiton and Axminster take a right at Starbucks and continue through Shute, Colyton and Colyford. After Colyford turn left onto Harepath Road, proceed for a 3rd of a mile taking the first right onto Popular Tree Drive. Follow the road around turning onto Prince Charles Way. At the top turn right onto Rowan Drive and the property can be found at the end on the left handside.

### LETTINGS

The property is available to let unfurnished on a 12 month renewable assured shorthold tenancy, unfurnished and is available from Mid October. RENT: £925 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £950pcm . DEPOSIT: £1,067 returnable at end of tenancy subject to any deductions. All

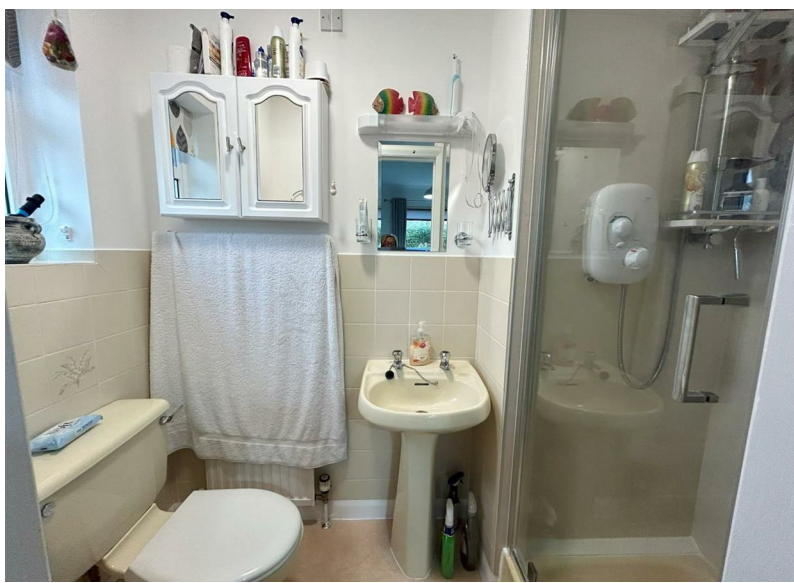
deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Child/A Pet (terms apply) Considered. Viewing strictly through the Agents.

### 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.







**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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		63	82
England & Wales		EU Directive 2002/91/EC	