



The Old Chapel , Fenny Bridges, Honiton, EX14 3BG

Historic Converted Chapel situated close to the banks of the River Otter - Fully Furnished

Otterly 3 miles; Honiton 3 miles; Exeter 16 miles;

- Spacious Sitting Room • Kitchen / Dining Room • Modern Kitchen • Galleried Bedroom • Available Early November • Suit Professional(s) • 6/12 months plus • Deposit: £1,442 • Council Tax Band: C • Tenant Fees Apply

£1,250 Per Calendar Month

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



ACCOMMODATION INCLUDES

Solid arched doors lead into;

OPEN PLAN SITTING ROOM 20'7" x 17'2"

Spacious room with high ceilings, original beams and large windows, wood floor throughout, electric effect woodburner, electric panel heaters and television / telephone points.

Stairs lead up to the mezzanine bedroom.

Opening through into;

KITCHEN / DINING ROOM

With large windows overlooking the garden, the kitchen comprises base, drawer and shelving units, wooden worksurface with inset butler sink, built in electric oven, electric hob, under counter fridge/freezer and wood floor throughout.

Door provides access to the utility cupboard with water tank, washing machine, vinyl floor and storage.

SHOWER ROOM

Modern white suite comprising large walk in shower cubicle, pedestal wash hand basin, mirror, low level WC, electric panel heater, extractor fan, beam and tiled floor.

MEZZANINE BEDROOM

Stairs from the sitting room lead up to the galleried double bedroom, with four poster bed, original beams and fitted carpet.

OUTSIDE

A wooden 5 bar gate leads to the driveway with parking for several

vehicles.

A gravel pathway leads around to the side and front of the property and opens up to a large gravel seating area. The garden is laid mainly to lawn with mature trees and shrubs and overlooks the adjoining fields belonging to Feniton Mill.

Adjacent to the parking there is a further area of lawn with fruit trees which leads down to the banks of the river bridge and opens up to a further area with mature trees, seating areas and access to the River Otter.

Please note that the tenants do not have sole use of the area adjacent to the bridge and river as this is shared with the landlords.

SERVICES

Electric - Mains connected

Drainage - A contribution towards the drainage will be payable to the landlords directly.

Water - A contribution towards the water will be payable to the landlords directly.

Heating - Electric panel heaters

Ofcom predicted broadband services - Standard: Download 29 Mbps, Upload 2Mbps.

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

Local Authority: Council Tax Band C

SITUATION

Located on the banks of the River Otter in East Devon The Old Chapel is set within the grounds of Feniton Mill. The Old Chapel is situated within the quiet hamlet of Fenny Bridges a short walk from The Greyhound Inn



public house. Feniton village is about half a mile away where there is a range of facilities including a small supermarket, hairdresser, well regarded Primary School, mainline rail station (on the London Waterloo line) and an active sports and social club.

The A30 gives fast access to the market town of Honiton, some 3 miles to the East, which has a Tesco supermarket, twice weekly street market and many antique and book shops. Just over two miles to the South is Ottery St. Mary with a good range of businesses and day to day shops including a Sainsbury's supermarket.

Exeter is an easy commute to the West via the A30 and offers a wide range of cultural and educational facilities expected of a cathedral city. At Exeter there is access to the M5 motorway (junction 29) and Exeter International Airport. The South coast at Sidmouth is about 8 miles away and is easily reached by car.

DIRECTIONS

From Honiton proceed along the A30 towards Exeter turning off at Iron Bridge junction towards Fenny Bridges. Proceed along this road (B3177) and the turning into The Old Chapel can be found on the right handside just after going over the bridge and River Otter.

What3words: ///canal.deflect.composes

LETTING

The property is available to rent for a period of six months plus on a Renewable Assured Shorthold Tenancy, fully furnished and is available from the Beginning of November. RENT: £1,250 per calendar month

exclusive of all charges. DEPOSIT: £1,442 returnable at the end of tenancy subject to any deductions. All deposits on this property are held and registered by the landlords in accordance with the Deposit Protection Scheme. Usual references required. Would suit professional(s). NO Smokers/Children/Pets. Would Suit Professional(s). 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		
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	