



Pipit Cottage North Hill Farm, Stockland, Nr Honiton,
Devon EX14 9DX

A delightful character stone cottage, situated in a rural location, available un/part furnished.

Honiton 6.5 miles: Chard 9.5 miles:

- Fitted Kitchen • Sitting Room • Three Double Bedrooms • Bathroom / Shower Room • Allocated Parking / Communal Garden • Available Immediately • 6 / 12 months plus • Deposit: £1,038 • Council Tax Band: C • Tenant Fees Apply

£900 Per Calendar Month

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ACCOMMODATION TO INCLUDE

UPVC front door from front leads to;

KITCHEN / DINER 17'0" x 9'11"

Comprising of wall, base and drawer units, tiled worksurface with inset stainless steel sink and drainer unit, electric cooker, space for washing machine and fridge freezer, table and chairs, night storage heater, tiled floor and door to rear.

Door to;

INNER HALL

With stairs rising, under stairs cupboard fitted carpet and doors to:

SITTING ROOM 17'5" x 16'4"

Dual aspect room with inglenook fireplace and inset wood burner, television point, night storage heater and fitted carpet.

SHOWER ROOM

Comprising pale suite including corner shower cubicle, low level WC, pedestal wash basin, wall mounted heater and vinyl floor.

STAIRS AND LANDING

Stairs to landing with fitted carpet and doors to;

BEDROOM ONE 16'11" x 10'0"

Double with double bed, bedside tables, chest of drawers and wardrobe, night storage heater and fitted carpet.

BATHROOM

Pale suite comprising panelled bath, low level WC, pedestal wash basin, wall heater, door to airing cupboard and vinyl floor.

BEDROOM TWO 14'0" x 9'2"

Double with built in wardrobe, night storage heating and fitted carpet.

BEDROOM THREE 16'5" x 8'0" (5'9")

Double with night storage heating and fitted carpet.

OUTSIDE

To the rear of the property there is hard standing parking for the tenants use.

There is a small seating area adjacent to the back door.

Tenants have use of the shared garden which is situated to the side of the building and is laid mainly to lawn with mature trees and shrubs.

SERVICES

Electric: Mains connected - supplied via a sub meter and paid directly to the landlords.

Heating: Electric heaters and woodburner in sitting room

Water & Drainage: Included within the rent.

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data

OUTSIDE (likely): EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band C

SITUATION

The property is situated close to the village of Stockland, with popular village pub, primary school and post office. The market town of Honiton is approximately 7 miles distant providing an extensive range of shops and services, mainline railway link on the London Waterloo line and access to the A30/A303.

DIRECTIONS

From Honiton proceed up through the High Street taking the first exit at the mini roundabout and after approximately 200 yards turn right. Proceed past the garages under the railway bridge up Northcote Hill for approximately two miles to Royal Oak Cross. Proceed straight across to Stockland dropping down the hill into the village. Just prior to the village turn left adjacent to a stone cottage (not signposted). Proceed along this lane for approximately 3/4 mile where North Hill Farm and the cottages will be found on the right hand side.

What3words: ///orchestra.photos.supposes

LETTING

The property is available to let for a period of 6/12 months plus on an Assured Shorthold Tenancy, is available un/part furnished and is available Immediately. RENT: £900 per calendar month. Where the let permits a pet the rent will be increased to £925pcm. DEPOSIT: £1,038 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 Small 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		62	
(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	



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