



Lincombe Farm Sidbury, Sidmouth, Devon EX10 0QE

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Detached Listed, thatched farmhouse with a range of traditional outbuildings in picturesque location.

Honiton 6.5 Miles; Exeter 22 Miles

- Two Reception Rooms • Five Bedrooms • Gardener INCLUDED • A Pet (terms apply) / Children Considered • Available Immediately • Available Unfurnished • 12 Months Plus • Deposit: £2,884 • Council Tax Band: G • Tenant Fees Apply

£2,500 Per Calendar Month

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## ACCOMMODATION TO INCLUDE:

From the rear courtyard you enter the property via a porch / boot room. Door into;

## HALLWAY

Large hallway with radiator, beamed ceiling, window seats, & two further entrance doors (one is the main front door & the other is the side entrance).

## KITCHEN / DINER

With a range of beech fronted base and drawer units, laminated work surface, stainless steel sink, plumbing for dishwasher, oil fired AGA, electric oven and hob, beamed ceiling and radiator. Alcove into area housing the oil fired boiler running domestic hot water & central heating, space for fridge freezer. All with laminate flooring.

Door with stairs rising to;

## STUDY / BEDROOM FIVE

With radiator and fitted carpet.

## UTILITY & CLOAKROOM

Large utility with a range of beech fronted base and drawer units, laminate work surface, stainless steel sink unit, plumbing for automatic washing machine, and space for tumble dryer.

Door into cloakroom, with low level wc, wash hand basin and radiator.

## SITTING ROOM

A good sized room, with beamed ceiling, fireplace with electric effect woodburner, radiators, television and telephone points, window seats, window shutters and fitted carpet.

## DINING ROOM

With beamed ceiling, open fireplace with wooden surround (this is a feature only and is not useable), storage cupboards, radiators, telephone point, window seat, window shutters and fitted carpet.

## STAIRS & LANDING

Stairs rising to landing with window seats, radiators and fitted carpet.

Doors to;

## BEDROOM ONE

Large double bedroom, with feature fireplace, fitted wardrobes, beamed ceiling, radiator, window seat, television and telephone points, fitted carpet.

## BEDROOM TWO

Large double with beamed ceiling, radiator, window seat and fitted carpet.

Door into;

## EN-SUITE

Comprising bath with mixer tap shower spray, low level wc, wash hand basin, mirror with shave light and radiator.

## BEDROOM THREE

Large double with radiator and fitted carpet.

## BEDROOM FOUR

Large double with radiator, window seat and fitted carpet.

## FAMILY BATHROOM

A large room with white suite comprising bath with mixer tap shower spray, walk in shower cubicle, low level WC, wash hand basin, radiator, window seat, door into walk-in airing cupboard with water cylinder & shelving.

## OUTSIDE

The property is accessed via the gated entrance into the courtyard with parking for several vehicles, and a range of traditional brick & stone outbuildings. The garden is laid mainly to lawn & extends to the front, rear and side of the property. There is additional parking which is accessed to the side of the property.

The rent is inclusive of a gardener who will attend and undertake works instructed by the landlords.

## SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy. Private water- A contribution towards the water will be payable to the landlord

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1Mbps.

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

Local Authority: Council Tax Band: G

## SITUATION

The property is situated in a quiet rural location affording extensive views across adjoining countryside and forming part of Sidbury Manor Estate.

The property is a short distance from the village of Sidbury with good range of local shops and services, primary school with the larger coastal town of Sidmouth a few minutes drive to the south. The cathedral city of Exeter with extensive range of facilities, M5 junction and airport is approximately 20 minutes drive to the West and the market town of Honiton with mainline railway link, 10 minutes drive to the North.

## DIRECTIONS

From Honiton proceed on the A375 towards Sidmouth. After approximately 5 miles you will enter the village of Sidbury. After passing the primary school on the left hand side take the next turning right at Oak Bridge into Ridgeway. Follow this road around to the right and continue up the hill out of the village. After approximately 1 mile Lincombe Farm is found on the left hand side.

What3words: ///plant.marbles.purchaser

## LETTINGS

The property is available to rent for a period of 12 months plus on a renewable assured shorthold tenancy, unfurnished and is available immediately. RENT: £2,500 per calendar month exclusive of all charges. Where the agreed let permits pets the rent will be £2,550 per month. DEPOSIT: £2,884 returnable at end of tenancy subject to any deductions. All deposits for a property let by 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 by appointment with 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.







## Lincombe Farm

Approx. Gross Internal Floor Area 278.8 Sq Metres 3001 Sq Ft (Excludes Restricted Head Height)

Denotes restricted head height



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

**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	A (92 plus)		
B (81-91)			79
C (69-80)			
D (55-68)			
E (39-54)			41
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC