



Wooly Harcombe House, Harcombe Road, Lyme Regis  
DT7 3RN

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A newly converted unfurnished mid-terrace house  
in a peaceful country setting.

Lyme Regis/Jurassic Coast 3 miles; Axminster 3 miles

• Contemporary Specification • Delightful Country Setting • Open Plan Kitchen / Living Area • 3 / 4  
Bedrooms • Parking / Garden / Communal Grounds & Tennis Courts • One Small Pet (terms apply) /  
Children Considered • 6 / 12 Months Plus • Deposit: £1,500 • Council Tax Band: TBC • Tenant Fees  
Apply

£1,300 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)

Wooly offers contemporary accommodation with a generous net floor area of 930sqft.

## ACCOMMODATION INCLUDES

### HALLWAY

Part glazed front door with electric heater, laminate wood flooring, stairs rising and door to spacious understairs cupboard housing the water system.

### CLOAKROOM

White suite comprising low level WC, wash hand basin, electric heater and laminate wood flooring.

### SNUG / BEDROOM

With electric heater and laminate wood flooring.

### OPEN PLAN KITCHEN / LIVING AREA

Contemporary kitchen comprising wall, base and drawer units, worksurface with inset stainless steel sink unit, electric oven, electric ceramic hob, cooker hood, integrated fridge/freezer, washing machine and dishwasher and breakfast bar. Opening into living area with doors to the courtyard with electric heaters and laminate wood flooring throughout.

### STAIRS AND LANDING

Stairs lead to the landing with electric heater and fitted carpet.

### BEDROOM ONE

Double with electric heaters and fitted carpet.

### BATHROOM

White suite comprising bath with shower over, shower screen, low level WC, pedestal wash hand basin, heated towel rail and laminate wood flooring.

### BEDROOM / STUDY

Ideal home office or single bedroom with Velux window, electric heater and fitted carpet.

### BEDROOM TWO

Double with built in wardrobe/storage, Velux window, electric heater and fitted carpet.

### OUTSIDE

There is allocated parking for two vehicles.

A shared pathway leads to the front of the property.

To the rear is a fenced garden with gravel seating area with external lighting, power points, water tap, and raised lawn area.

The tenants would have access to communal gardens and tennis court.

## SERVICES

Electric - Mains connected

Water - Mains connected - Smart water system

Drainage - Private drainage via shared septic tank - a small contribution is to be paid by the tenants towards the emptying.

Heating - Electric

Ofcom predicted broadband services - Standard: Download: TBC

Ofcom predicted mobile coverage for voice and data: TBC

Local Authority: Council Tax Band TBC

## SITUATION

Enjoying a delightful semi-rural setting in the hamlet of Harcombe on the Dorset/Devon border. Uplyme, 2 miles away, has facilities including a Post Office/shop/petrol station, church, school, village hall with cricket pavilion and play area and a friendly pub with a delightful beer garden. Just 3 miles away is the highly sought after and picturesque town of Lyme Regis on the stunning Jurassic Coast. The town offers convenience and bespoke shopping as well as good day to day amenities, health centre, well regarded primary and secondary schooling, library and a charming independent theatre. Lyme has a fantastic beach with golden sands, shallow waters and the famous Cobb. The whole area is designated as an Area of Outstanding Natural Beauty (AONB) and has excellent walking opportunities right on the doorstep.

## DIRECTIONS

From Bridport follow the A35 towards Axminster. On reaching Raymonds Hill and just after the Devon sign, turn left onto Red Lane. Follow the road and at the crossroads turn left onto Harcombe Road, follow the lane for approximately 0.6 miles, and Harcombe House will be seen on the right.

What3words: [///jiggle.skunks.campsites](https://www.what3words.com/#!/jiggle.skunks.campsites)

## LETTING

The property is available to rent for a period of 6/12 months on a renewable Assured Shorthold Tenancy, unfurnished and is available Mid February. RENT: £1,300 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,325pcm. DEPOSIT: £1,500 returnable at the end of the 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. ONE Small Pet (terms apply)/Children Considered. Viewing strictly through the agents.

## HOLDING DEPOSIT AND TENANT FEES

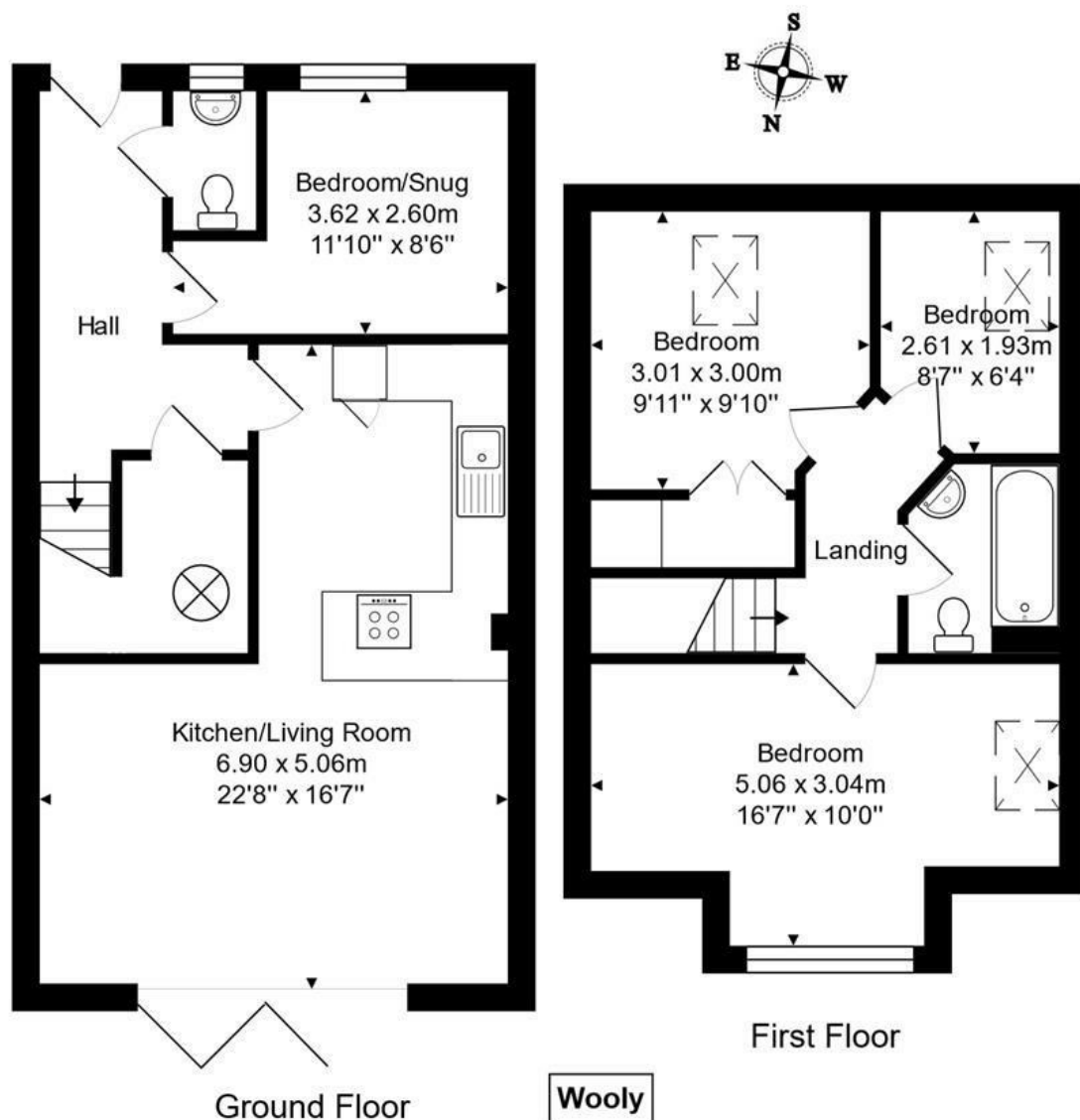
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.







Total Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup>

Not to scale. Measurements are approximate and for guidance only.

*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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@StagsProperty



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