



Sheridon , Feniton, Honiton, Devon EX14 3DD

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Detached thatched two bedroom cottage on the edge of the sought after village of Feniton.

Village Centre (Shop) 0.5 miles; Ottery St Mary 3 miles; Honiton 6 miles

• Three Reception Rooms • Kitchen / Breakfast Room • Ground Floor Bathroom • Parking / Garage / Garden • A Cat (terms apply) / Child Considered • Available Immediately on Unfurnished Basis • 12 Months Plus • Deposit: £1,038 • Council Tax Band: E • Tenant Fees Apply

£900 Per Calendar Month

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



## ACCOMMODATION INCLUDES

Solid front door leads into;

## HALLWAY

Original parquet floor, telephone point and stairs rising.

Doors into;

## GROUND FLOOR BATHROOM

White suite comprising bath with mixer tap shower spray, pedestal wash hand basin, low level WC, radiator and vinyl floor.

## DINING ROOM

16'9" x 10'10"

Stone inglenook with inset woodburner, under stairs cupboard, television aerial and original parquet floor.

Double doors and a step lead into;

## SITTING ROOM

18'9" x 11'10"

Dual aspect room with hamstone feature fireplace, radiator, telephone point and fitted carpet.

## OFFICE

11'9" x 7'1"

Ideal home office, playroom or guest room with vinyl floor.

## KITCHEN / BREAKFAST ROOM

Comprising range of wall, base and drawer units, worksurface with inset stainless steel sink unit, dishwasher, electric cooker with extractor over and radiator. Space for table and chairs, to the far end is a walk in pantry, airing cupboard, and fitted vinyl floor throughout.

Part glazed door leads into;

## BOOT ROOM / UTILITY

12'4" x 5'3"

Solid door from the drive with tiled floor and washing machine. Doors lead into the garage and to the rear.

## STAIRS TO LANDING

Stairs from the hallway lead to small landing fitted with carpet and doors into;

## BEDROOM ONE

9'7" (11'4") x 11'3"

Dual aspect with built in wardrobe, beam and fitted carpet.

## BEDROOM TWO

8'4" x 8'0"

Single with fitted carpet.

## OUTSIDE

To the side of the property is a driveway with parking for one vehicle to the front of the garage. Single garage has up and over door with power and light, further door into the boot room / utility.

To the side and rear of the property there is an area of lawn with steps down to the concrete seating area, this runs around to the other side of the house with further area of lawn with mature shrubs and trees.

## SERVICES

Electric - Mains connected

Water - 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.

Heating - Electric heating & multi fuel woodburner

Ofcom predicted broadband services - Standard: Download 10 Mbps,

Upload 0.9 Mbps. Superfast: Download 47 Mbps, Upload 8 Mbps

Ofcom predicted mobile coverage for voice and data: External - EE,





Three, O2 and Vodafone (Likely).  
Local Authority - Council Tax Band E

### SITUATION

Sheridon is a detached cottage situated on the outskirts of the sought after village of Feniton. The property is a short walk to the train station, shop, takeaway and a little further on is the popular primary school and social club.

The small town of Ottery St Mary is just 3 miles to the south and has a range of independent shops, Sainsburys and renowned The King's School. The property has easy access to the A30 with Honiton to the East and Exeter to the West and the train station is on the main line between Exeter and London Waterloo.

### DIRECTIONS

From Honiton proceed in a westerly direction on the A30, taking the first exit signposted Ottery St Mary / Fenny Bridges. Follow the road for approx. 1.5 miles through the village of Fenny Bridges, After exiting the village and just prior to re-joining the A30 and Paterson Cross take the turning on the right sign posted Payhembury / Feniton.

Follow the road for 1.5 miles heading into the village, crossing over the railway line and heading out of the village. After a short distance you will see a turning on the left signposted Sherwood. Follow this road for a short distance and the cottage can be found on the left handside.

What3words: ///menswear.snacking.workouts

### LETTING

The property is available for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately.

RENT: £900 per calendar month exclusive of all charges. Where the let permits a cat at the property 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. No Smokers/Dogs. A Cat (terms apply) / A Child Considered. Would suit professional(s). Viewings strictly through the Agents.

### HOLDING DEPOSIT AND TENANT FEES

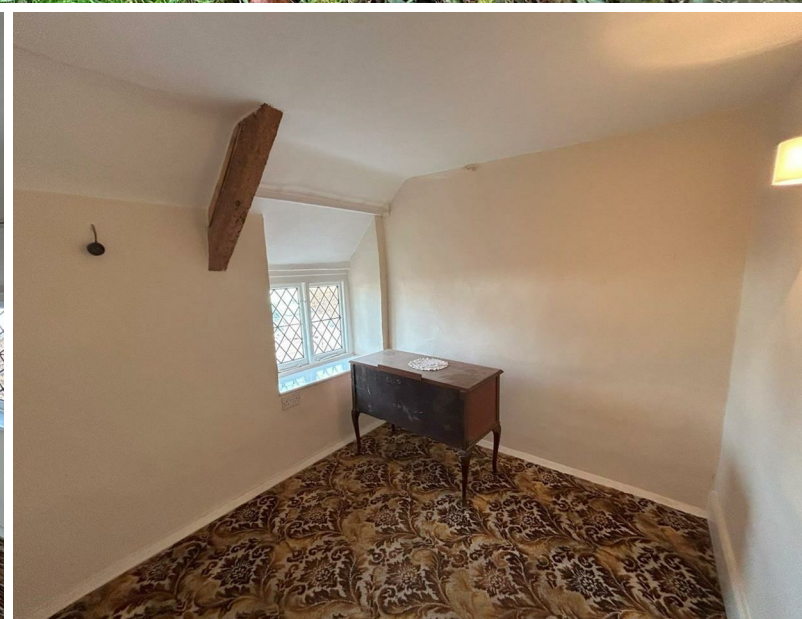
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	54	74
EU Directive 2002/91/EC		