



5 Beauvale Close, Ottery St Mary, Devon EX11 1ED

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A well presented unfurnished detached bungalow situated in a quiet residential area a short walk from the town centre.

Town Centre 0.3 miles; Honiton 6 miles

• Two Reception Rooms • Kitchen / Breakfast Room • 2 Double Bedrooms • Modern Shower Room • Garden / Parking / Garage • A Child Considered • Available Immediately • Deposit: £1,269 • Council Tax Band: D • Tenant Fees Apply

£1,100 Per Calendar Month

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



### ACCOMMODATION INCLUDES

UPVC door leads into an enclosed entrance porch with matt flooring and glazed front door into;

### HALLWAY

With coat hooks, radiator and fitted carpet.  
Doors into;

### SITTING ROOM 16'1" x 12'9"

Dual aspect with television / telephone points, radiator and fitted carpet.

### KITCHEN / BREAKFAST ROOM

Comprising white fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, space for electric cooker, extractor hood over, space with plumbing for washing machine and slim line dishwasher, fridge freezer space, radiator, additional storage cupboards and airing cupboard housing the gas fired boiler. Space for small table and chairs with vinyl floor throughout. Door into;

### DINING ROOM 16'6" x 8'0"

Dual aspect with glazed door to rear, radiator and fitted carpet.

### REAR PORCH

Part glazed with matt flooring, space for tumble dryer and part glazed door to rear garden.

### BEDROOM TWO (to the rear) 12'0" x 11'9"

Double with built in wardrobe, radiator and fitted carpet.

### BEDROOM ONE (to the front) 11'11" x 11'7"

Currently being used as a home office, double bedroom with built in wardrobes, radiator, telephone point and fitted carpet.

### SHOWER ROOM

White suite comprising large walk in shower cubicle, low level WC, vanity wash hand basin with drawers below, mirror cabinet, heated towel rail and vinyl floor.

### OUTSIDE

The property has a private driveway with parking for one vehicle.

The up and over garage door provides access to a storage area (please note this is not a full garage).

A pedestrian pathway leads around the bungalow, with the garden being laid mainly to lawn with mature trees and shrubs, flower beds and a gravel seating area to the side.

### SERVICES

Electric - Mains connected

Gas - Mains connected

Water - Mains Connected

Drainage - Mains Connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1Mbps. Superfast: Download 66 Mbps, Upload 14 Mbps

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

Local Authority - Council Tax Band D





## SITUATION

5 Beauvale Close is situated close to the centre of the town of Ottery St Mary, which provides a range of local shops, services and schools. The Cathedral City of Exeter is approximately 15 minutes drive to the west offering a further extensive range of facilities, mainline railway link and M5 junction. The Market town of Honiton is approximately 10 minutes to the east with train station and A30/A303. The property is situated within the Kings School catchment area.

## DIRECTIONS

From Honiton proceed in a westerly direction on the main A30 and after a short distance take the first exit signposted Ottery St Mary. Proceed under the railway bridge and after approx 100 yards turn left signposted Ottery St Mary. Proceed through the village of Alington and into the town of Ottery St Mary. Proceed past the Football club and at the top of the hill take the turning left in to Ridgeway and then taking the second right into New Lane. At the bottom of the road turn left into New Street follow the road along and at the bend Beauvale Close can be found on the left hand side, with the bungalow being at the end on the right.

What3words: ///spillage.prayers.trouser

## LETTINGS

The property is available to rent for a period of 6/12 months plus on a renewable Assured Shorthold tenancy, unfurnished and is

available immediately. RENT: £1,100 per calendar month exclusive of all charges. DEPOSIT : £1,269 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 maybe considered but terms will apply & the rent would be increased by £25pcm. A Child 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.







**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		
101-110 A		84
81-110 B		
61-80 C	67	
41-60 D		
21-40 E		
1-20 F		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	