



12 Potters Stile, Dunkeswell, Honiton, Devon EX14 4XA

A well presented semi detached unfurnished 3 bedroom house situated in the heart of Dunkeswell.

Honiton 5 miles; M5 Cullompton 10 miles

• Kitchen • Sitting / Dining Room • Conservatory • Garden / Garage / Parking • One Pet (terms apply) / Child Considered • Available Mid May • 12 Months Plus • Deposit: £1,384 • Council Tax Band: B • Tenant Fees Apply

£1,200 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Part glazed door from front with canopy over.

ENTRANCE AREA

10'0" x 7'1"

With stairs rising, radiator, coat hooks and laminate floor.

Leads through into;

KITCHEN

Comprising white fronted wall, base and drawer units with worksurface, inset stainless steel sink unit, electric oven and electric hob with extractor over, spaces for washing machine, dishwasher, under counter fridge and freezer, laminate floor throughout and part glazed door to the side.

SITTING / DINING ROOM 17'1" x 13'6" (10'7")

With understairs cupboard, television point, radiator and laminate floor.

Sliding doors into;

CONSERVATORY

8'3" x 8'2"

Double door into the rear garden, radiator and laminate floor.

STAIRS TO LANDING

Stairs lead to landing with fitted carpet, radiator and airing cupboard. Doors into;

BEDROOM ONE

14'1" x 9'11"

Good sized double with radiator and fitted carpet.

BEDROOM TWO

11'1" x 9'8"

Double with radiator and fitted carpet.

SHOWER ROOM

White suite comprising large shower cubicle, low level WC, wash hand basin, radiator and vinyl floor.

BEDROOM THREE / OFFICE

7'6" x 6'9"

Single or ideal home office with radiator and fitted carpet.

OUTSIDE

To the front of the property is a small area of lawn with boundary shrubs.

There is a private driveway to the side of the property with parking for 3 vehicles, garage with up and over door, power, light and side door into the rear garden.

A pedestrian gate to the side leads to the side entrance and around to the rear of the property. The rear garden is enclosed by fencing and is laid mainly to lawn, with gravel area and steps into the conservatory.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil Fired Central Heating

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps.



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

Local Authority - Council Tax Band B

SITUATION

The property is situated in a small cul-de-sac within the rural yet conveniently situated village of Dunkeswell, a vibrant community comprising an 'old' and 'new' village with picturesque parish Church, village stores, doctors surgery, playing fields, and restaurant. The market town of Honiton is approximately 10 minutes drive to the south providing a good range of shops and services, mainline railway link, A30/A303 with M5 Junctions approximately 15 minutes drive at Taunton and Cullompton.

DIRECTIONS

From the market town of Honiton proceed in a Easterly direction out of the town heading onto the A30. Before joining the A30, take the turning on the link/slip road signposted Luppitt and Dunkeswell. At the top of the hill as the road bends to the right, turn left signposted Dunkeswell. Follow this road and after passing Highfield Garage, turn right into Highfield Road. Take the second left into Potters Stile, follow the road around to the right and the property can be found on the left hand side.

What3words: ///chairing.outdoor.slumped

LETTING

The property is available to rent for a period of 12 months plus on a

renewable assured shorthold tenancy, unfurnished and is available in mid May. RENT: £1,200 per calendar month exclusive of all charges. Where the agreed let permits pets the rent will be £1,225 per month. DEPOSIT: £1,384 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. One Small Pet (terms apply)/Child 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.





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		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
0 G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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