



Richardshayes Annexe Dalwood, Axminster, Devon EX13 7DY

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A delightful unfurnished annexe in sought after rural location.

Axminster 4 Miles; Honiton 6.4 Miles; Lyme Regis 8.6 Miles

• Kitchen • Shower Room • Living Area / Bedroom • Use of Garden & Parking for One • Sole Occupancy Only • Available Immediately • 6 / 12 Months Plus • Deposit: £663 • Council Tax Band: A • Tenant Fees Apply

**£575 Per Calendar Month**

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## ACCOMMODATION INCLUDES

Solid door from side leads into entrance area with stairs rising.

## KITCHEN / BREAKFAST ROOM

**13'0" (15'8" under stairs) x 6'3"**

Comprising cream fronted wall, base and drawer units, worksurface with small breakfast area, inset stainless steel sink unit, electric oven with extractor over, washing machine, under counter fridge with small freezer area, electric heater and vinyl floor.

Door to;

## SHOWER ROOM

White suite comprising shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor fan and vinyl floor.

## STAIRS TO ATTIC SPACE **17'2" x 12'10"**

Stairs to dual aspect bedroom/living area with eave storage, beams, television aerial, electric heater and fitted carpet.

## OUTSIDE

To the front of the flat there is parking available for one car.

To the rear there is a lovely garden with washing line, which is shared with the Landlord.

## SERVICES

Electric - Mains connected

Water & Drainage - A contribution for the water and drainage is payable directly to the landlord in the sum of £30pcm.

Heating - Electric

Ofcom predicted broadband services - Standard:

Download 7 Mbps, Upload 0.8 Mbps.

Ofcom predicted mobile coverage for voice and data:

External Likely - EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band A

## SITUATION

This delightful annexe is positioned within the grounds of Richardshayes on the edge of the popular village of Dalwood, on the southern edge of the Blackdown Hills Area of Outstanding Natural Beauty. The village has an active community with a church, renowned public house, The Tuckers Arms, a local village shop/post office and The Folly Nursery. The property is within easy reach of the highly regarded Colyton Grammar School to the south.

Axminster, to the east, provides for most day to day needs; shopping includes a Tesco supermarket, secondary school, leisure centre and recreational facilities, plus a mainline London Waterloo station. Honiton, to the west, has a similar range of amenities

and a popular golf course. The A30 at Honiton provides easy access to Exeter and the west.

The south coast at Lyme Regis is about 8 miles which is designated a World Heritage site and provides a wide range of coastal pursuits.

## DIRECTIONS

From the A35 between Axminster and Honiton at Shute Cross, turn north signposted Dalwood and Stockland. Turn immediately right signposted to Dalwood, pass the entrance to Andrewshayes with the entrance to Richardshayes being found on the right handside.

What3words: ///gullible.likely.plugin

## LETTING

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: £575 per calendar month, exclusive of all other charges. DEPOSIT: £663 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/Pets/Children. Sole Occupancy Only. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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