



Four Valleys Northleigh Road, Colyton, Devon EX24 6DU

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A stunning split level 3 bedroom chalet bungalow.

Colyton 2.5 Miles; Honiton 4.5 Miles

• Two Reception Rooms • Large Kitchen & Utility Room • Three Bedrooms • Two Bathrooms • Available Immediately • A Pet (terms apply) / Children Considered • 12 Months Plus • Depsoit: £2,019 • Council Tax Band: D • Tenant Fees Apply

£1,750 Per Calendar Month

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



**ACCOMMODATION INCLUDES**

Covered entrance porch with tiled floor and part glazed front door.

**HALLWAY**

With radiator, laminate flooring, stairs rising to master bedroom and understairs cupboard.

**SITTING ROOM** **15'5" x 15'5" (13'10")**

With woodburning stove set in a brick fireplace, radiator, television points and newly fitted carpet. Patio doors lead out to the decked area with stunning views across the valley.

**KITCHEN / BREAKFAST ROOM** **16'9" (20'0") x 13'8" (10'7")**

Triple aspect with bespoke handmade wooden wall, base and drawer units, worksurface with inset stainless steel sink unit, electric oven, electric hob with extractor over, space for dishwasher and undercounter fridge. Door to walk in pantry. Breakfast area with double doors to the garden, radiator and tiled floor throughout

**INNER HALL** **9'8" x 4'3"**

With tiled floor and arch into;

**UTILITY ROOM** **10'7" x 9'0"**

Comprising matching base units, worksurface with inset stainless steel sink unit, space for washing machine, tiled floor and part glazed door to the front.

Door into;

**OFFICE** **8'11" x 7'7"**

With telephone point and tiled floor.

**BEDROOM TWO** **9'10" x 9'10"**

Double with radiator and newly fitted carpet.

**FAMILY BATHROOM**

White suite comprising corner bath, separate shower cubicle, low level WC, pedestal wash hand basin with mirror, radiator and laminate floor.

**FAMILY ROOM** **23'3" x 19'0"**

Steps down from landing into spacious dual aspect room with patio doors to garden, feature brick wall to one end, telephone / television points and laminate flooring.

**BEDROOM THREE** **10'5" x 8'10"**

Double with radiator and newly fitted carpet.

**STAIRS TO LANDING**

Stair to landing area with fitted carpet and door to airing cupboard housing the water cylinder.

**MASTER BEDROOM** **20'1" (11'8") x 19'2" (11'11")**

A stunning double bedroom with vaulted ceiling and views across the countryside, radiators, door to walk in wardrobe and fitted carpet.

**EN-SUITE**

Fully tiled modern white suite comprising bath with shower, shower screen, wash hand basin in vanity drawer unit, mirror, low level WC and heated towel rail.

**OUTSIDE**

Four Valleys is set within its own grounds which span to approx. 0.6 acres.

The property is approached from the lane via a gated driveway with parking and turning area, along with a double timber clad garage/workshop with power and light (6.05 x 5.85).

To the front is a tree lined boundary and raised vegetable beds with area of lawn.

The lawned garden sweeps around the western and southern elevations with a raised decking area, established shrubs and flower borders all with beautiful views over the River Coly and the countryside beyond.

**SERVICES**

Electric - Mains connected

Water - Mains water - £60pcm is payable directly to the Landlords as a





contribution towards the water charges

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 - Oil fired central heating & wood burner

Ofcom predicted broadband services - Standard: Download 10 Mbps, Upload 0.9 Mbps.

Ofcom predicted mobile coverage for voice and data: External - Three (Likely, Local Authority: Council Tax Band D

### SITUATION

Four Valleys is situated in a beautiful rural location which offers panoramic views over the River Coly towards Knowle Hill on the outskirts of Northleigh, a short distance from the small town of Colyton, which has day to day amenities and the renowned Colyton Grammar School.

Five miles to the northwest is the market town of Honiton with a further range of amenities including a twice weekly street market and a variety of independent shops. Honiton has a mainline railway station (London Waterloo) and access to the A30. Exeter, with access onto the M5 motorway, mainline railway stations on both the Paddington and Waterloo lines and Exeter International Airport, is a 30 min drive.

### DIRECTIONS

From Honiton High St, head west and turn into New St, continuing up Church Hill. At the mini roundabout take the 1st exit then take the right turn. Continue up the hill past Honiton Golf Club. Follow the road for just over 4 miles, at Farwood Cross and the grass triangle turn left signposted Colyton. Follow the road down the hill and around the S bend passing Road Pitt Farm. Follow the road for approx. 0.5 miles and the entrance to Four Valleys can be found on the right hand side.

What3words: ///isolating.influence.costumed

### LETTING

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

Assured Shorthold Tenancy and is available immediately. RENT: £1,750 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,800 per month. DEPOSIT: £2,019 returnable at the 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 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.







**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 <b>A</b>		
81-110 <b>B</b>		
61-80 <b>C</b>		
41-60 <b>D</b>		
21-40 <b>E</b>		
1-20 <b>F</b>		
0-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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