



Sunnymead Eastlands, Hemyock, Cullompton, EX15 3QP

A well presented unfurnished detached bungalow
in sought after village location.

Honiton 10 Miles; Taunton 10 Miles

• Kitchen / Dining Room • Sitting Room • Two Double Bedrooms • Home
Office OR Bedroom • Workshop & Garage • Available Immediately • 12
Months Plus • Deposit: £1,500 • Council tax Band: D • Tenant Fees Apply

£1,300 Per Calendar Month

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

ACCOMMODATION INCLUDES

From the front of the bungalow steps lead to glazed door into;

CONSERVATORY

22'6" x 8'7"

Triple aspect with double doors to patio at front, laminator flooring.

Part glazed front door into;

HALLWAY

With radiator and fitted carpet.

SITTING ROOM

17'8" (11'1") x 13'5" (10'9")

Dual aspect with double doors into the conservatory, feature stone fireplace, television points, radiator and fitted carpet.

DINING ROOM

13'3" x 9'4"

With door into airing cupboard, radiator and fitted carpet. Door leads into the inner hall.

Leads through to;

KITCHEN

Comprises range of wood wall ,base and drawer units, worksurface with inset stainless steel sink unit, integrated under counter fridge and dishwasher, electric double oven, electric hob with extractor over and vinyl floor.

UTILITY / BOOT ROOM

Comprises wall and base units, worksurface, oil fired boiler, space with plumbing for washing machine, storage cupboard, part glazed door to rear and vinyl flooring.

INNER HALL

With radiator and fitted carpet.

Doors lead to;

BEDROOM ONE

9'11" (8'2") x 10'10"

Double with fitted wardrobes and over bed storage. radiator and fitted carpet.

BEDROOM TWO

10'9" x 9'3"

Double with fitted wardrobes, radiator and fitted carpet.

OFFICE / BEDROOM THREE

12'10" x 7'9"

Currently fitted out as a home office, with fitted units, oak desk and built in strip lighting. To the other wall is fitted wardrobes, radiator and laminate floor.

CLOAKROOM

Comprises of a low level WC, extractor fan and vinyl floor.

FAMILY BATHROOM

Comprises bath, separate shower cubicle with electric shower, wash hand basin with cupboard below, mirror, heated towel rail and vinyl floor.

OUTSIDE

The bungalow is set within its own garden and benefits from gated access off Eastlands. A private driveway leads around the rear of the bungalow with ample parking and turning to the side and front. The driveway is boarded by mature shrub and flower beds.

There is a detached WORKSHOP: (6.25 x 2.17) and GARAGE: (4.37 x 2.48) both with power and light.

To the front of the bungalow is a lovely garden which is laid to lawn with mature tree. Steps lead to a raised patio area adjacent to the conservatory.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Local Authority: Council Tax Band D



SITUATION

Sunnymead is situated on the edge of the popular village of Hemyock which provides a good range of local shops and services, public house etc. Hemyock is approximately 10 minutes drive from the larger town of Wellington with M5 junction and further extensive range of facilities and a further short distance from the county towns of Honiton and Taunton with mainline railway links and extensive range of shopping and educational facilities.

DIRECTIONS

From Honiton, proceed through the village of Dunkeswell towards the airport. Proceed across the aerodrome and pass Mansell Raceway. Continue on this road for about 2.5 miles until you start to go down Cornhill into the village of Hemyock. You will pass Heymock Castle and St Marys Church on your left and The Catherine Wheel public house on your right. At the junction go straight over on to Fore Street, follow the road, passing the Post office on your right, continue down the road turning left into Eastlands. Follow the road up and around to the right, at the end turn right and the entrance can be found on the left handside. The entrance has green gates with a Sunnymead plaque.

What3words: ///spenders.goodbyes.shocks

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £1,300 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,325pcm. DEPOSIT: £1,500 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. 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.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk



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