



Fountain Cottage Widworthy Court, Wilmington, Honiton, Devon EX14 9JN

A well presented one bedroom ground floor apartment situated within the grounds of Grade II listed country mansion.

Honiton 2 miles; Exeter 20 miles

• Access to Pool, Tennis Court etc • Communal 10 Acre Grounds • Allocated Parking • Would Suit Professional(s) • Available Unfurnished • Available Start July • 12 Months Plus • Deposit: £951 • Council Tax Band: B • Tenant Fees Apply

£825 Per Calendar Month

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

ACCOMMODATION INCLUDES

Part glazed front door leads to;

HALLWAY

10'0" x 4'10"

With telephone points, coat hooks, and fitted carpet.

Doors to;

LOUNGE / DINER

15'7" x 10'0"

Dual aspect with electric panel heaters, television point and fitted carpet.

KITCHEN

Comprising range of wall, base and drawer units, worksurface with inset stainless steel sink, integrated fridge freezer, dishwasher, electric oven, electric hob with extractor over, washing machine and tiled floor.

BEDROOM

13'3" x 9'3"

Door from hallway leads to the double bedroom with fitted wardrobe, television aerial, telephone point, electric heater and fitted carpet.

Door to;

ENSUITE

White suite comprising bath with electric shower over, shower screen, low level WC, pedestal wash hand basin, shaver light/socket, wall mounted cabinet, heated towel rail and tiled floor.

AIRING CUPBOARD; Housing the water tank with immersion heater and slatted shelving.

OUTSIDE

There is a private allocated parking for one vehicle and further parking for visitors or additional cars.

The property has approximately 10 acres of parkland and gardens to be

enjoyed by the occupants of Widworthy Court on a communal basis.

There is also the use of the all weather tennis court, croquet lawn, well equipped gymnasium, jacuzzi, sauna, steam tub, indoor swimming pool and changing/shower facilities.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric

Ofcom predicted broadband services - Standard: Download 16 Mbps,

Upload 1 Mbps. PLEASE NOTE; Full fibre internet will be available to

Widworthy Court from summer 2024 (this project is already underway)

Ofcom predicted mobile coverage for voice and data: External (Likely) EE,

Three, O2 and Vodafone.

Local Authority: Council Tax Band B

SITUATION

Fountain Cottage is situated within the prestigious development of Widworthy Court, a Grade II Listed Country Mansion built by G S Repton Esq for Baronet, Sir Edward Marwood Elton in 1830.

Widworthy Court is situated approximately 3 miles to the east from the historic market town of Honiton. Honiton combines expected services and amenities with a diverse range of individual shops. The town is served by a direct rail service to London Waterloo, A30/A303 road connections to Exeter and the southeast respectively, Tesco, Aldi and Lidl superstores, a parkland golf course, sports centre/swimming pool and out of town business parks providing a wide range of services and



facilities.

Exeter lies some 20 miles to the west supporting comprehensive educational, cultural, recreational and shopping facilities commensurate with its cathedral and university city status. The coast at Sidmouth, East Devon's premier coastal resort, is some 8 miles to the south. Taunton, the county town of Somerset, with express rail service to London Paddington, lies some 20 miles to the northeast and the M5 at Cullompton is approximately 15 miles to the west.

DIRECTIONS

From Honiton proceed out of the town on the A35 towards Axminster. In about 2.5 miles, after passing through the 40 mph signs, turn right signposted to the Business Park. Take the next turning left onto the drive to Widworthy Court and follow this through the trees. Before approaching the main house, bear left at the fork to find the visitors car park on the righthand side.

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available from the start July. RENT: £825 calendar month exclusive of all charges. If the lets was to permit a pet the rent would be increased to £850pcm. DEPOSIT: £951 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/Children. Would suit professional(s). 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		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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