



Battishorne Cottage Battishorne Farm, Sidmouth Road,
Honiton, Devon EX14 3TX

A beautifully presented detached unfurnished
cottage situated on the southern side of Honiton.

Town Centre 1.2 miles; Sidmouth Seafront 8.5 miles; Exeter M5 13.5 miles

• Sitting Room & Dining Room • Small Kitchen • Two Bedrooms • Car Port, Parking &
Large Gardens • An Older Child Considered • Available Immediately • 12 Months
Plus • Deposit: £980 • Council Tax Band: D • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION

Part glazed UPVC front door into entrance porch with tiled flooring and wooden door into;

HALLWAY

With stairs rising, newly fitted carpet and doors leading to;

SITTING ROOM **14'6" x 12'11"**

Spacious dual aspect with stone fireplace and inset wood burner with tiled hearth, television aerial points, electric heater and newly fitted carpet.

DINING ROOM **11'10" x 11'1"**

With open fire, electric heater, built-in dresser, door to cupboard under the stairs and newly fitted carpet.

KITCHEN **8'0" x 7'0"**

Comprising wall, base and drawer units, stainless steel sink unit, electric fan heater, electric cooker space/point, plumbing for washing machine, walk in larder cupboard with shelves and new vinyl floor. Door to;

LEAN TO CONSERVATORY **13'3" x 5'8"**

With doors to outside and door into separate W.C.

STAIRS AND LANDING

Stairs rising to landing with electric heater, walk-in cupboard and newly fitted carpet.

Doors to;

BEDROOM ONE **14'5" x 12'11"**

Good sized double with feature fireplace, panel wall heater, television aerial and newly fitted carpet.

BEDROOM TWO **10'9" x 7'9"**

Good sized single with panel wall heater and newly fitted carpet.

BATHROOM

White suite comprising bath with mixer tap shower spray, shower curtain, low level WC., wash hand basin in vanity unit, mirror, shaver light/socket, wall mounted electric fan heater, chrome heated towel rail and vinyl floor. Doors to airing cupboard with immersion heater and shelving.

OUTSIDE

The property is situated within its own garden which is a good size and laid mainly to lawn with garden shed and raised decking area. There is pedestrian access to road via a path leading to the front of the property. There is a car port available for tenants use and parking.

SERVICES

Electric - Mains connected

Water & Drainage - A contribution of £30 per month is payable directly to the landlords.

Heating - Electric & Wood Burner

Ofcom predicted broadband services - Standard: Download 13 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps

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

Local Authority: Council Tax Band D

SITUATION

The property is situated in an elevated position on the southern edge of Honiton with views of Honiton town and

Otter Valley. Honiton provides a good range of shops and services, main line railway link with Tesco superstore within a few minutes walk. The Cathedral City of Exeter is approximately 15 minutes drive to the west providing full range of shops and services, main line railway link, M5 Junction and Airport.

DIRECTIONS

From Honiton High Street proceed in a westerly direction into Exeter Road and at the roundabout bear left signposted Sidmouth. Proceed to the next roundabout, go straight across and at the next roundabout (Tesco on your left) go straight across and Battishorne Cottage will be found after approximately 200 yards on the left hand side.

LETTING

The property is available to let for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £850 per calendar month exclusive of all charges. DEPOSIT: £980 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 Pets/Smokers. An Older Child Considered. 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) 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



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