



The Bungalow Old Parsonage, Wilmington, Honiton, Devon EX14 9SG

A well presented unfurnished detached bungalow
in rural location with easy access to A35/A30.

Honiton 3 Miles; Exeter 17.5 Miles

• Open Plan Living Area / Kitchen • Two Bedrooms • Bathroom • Large Garden /
Parking / Garage • Available End of July • Suited to Professional(s) • 12 Months
Plus • Deposit £1,269 • Council Tax Band: A • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION INCLUDES

Part glazed front door leads to;

ENTRANCE HALL

6'9" x 4'4"

With laminate wood floor, electric panel heater, built in shoe/storage box and coat hooks.

Door to;

OPEN PLAN LIVING AREA / KITCHEN

17'5" x 17'6" (to front of units)

Dual aspect room with laminate wood flooring throughout, panel heaters, door to storage cupboard with electric boxes/controls. KITCHEN; comprises of fitted cream fronted wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, integrated fridge freezer, slim line dishwasher, washing machine, electric oven, and electric hob with extractor over.

LIVING AREA: With patio doors to garden and wood burner.

BEDROOM ONE

17'5" x 9'8"

Dual aspect double with fitted wardrobes and cupboards, electric panel heaters, loft hatch and laminate wood floor.

BEDROOM TWO

9'6" x 10'1" (7'0" to front of wardrobe)

Small double with fitted wardrobe, electric panel heater and laminate wood floor.

BATHROOM

White suite comprising bath, separate shower cubicle, pedestal wash hand basin, shaver socket, low level WC, heated towel rail and laminate wood floor.

OUTSIDE

The property is approached via a private driveway with gated access to parking area for two cars and detached garage. The property benefits from an electric charging point.

The garden area is laid mainly to lawn with mature trees and shrubs, patio area adjacent to the property with decked steps lead up to the patio doors.

SERVICES

Electric - Mains connected

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

Water - Mains connected via sub meter as is shared with the neighbouring house

Heating - Electric and woodburner

Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 10 Mbps

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

Local Authority: Council Tax Band A



SITUATION

The property is situated in an attractive rural location on the edge of the village of Wilmington to the North of the A35 Honiton to Axminster Road. The market town of Honiton is a few minutes drive to the West providing a good range of shops and services, mainline railway link, A30/A303. The Cathedral City of Exeter to the West and County town of Taunton to the North are both within a 15/20 minute drive providing extensive range of shops, services, educational facilities, M5 Junctions and Exeter Airport.

DIRECTIONS

From Honiton proceed in an Easterly direction on the A35 towards Axminster passing Windmill Garage on the right hand side and The Grazing Cow on the left hand side. After a few hundred yards take the next turning left at Drummer Stone Cross towards Cotleigh proceeding along this lane with the entrance to The Old Parsonage Bungalow being found after approximately half a mile on the right hand side.

What3words: ///fled.hence.spoiled

LETTINGS

The property is available to rent unfurnished for a period of 12 months on a Renewable Assured Shorthold Tenancy, and is available from the End July. RENT: £1,100 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased by £50pcm. DEPOSIT £1,269 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/Cats. ONE Dog (terms apply)/A Child 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	
Very energy efficient - lower running costs	Current 77 Potential 100
A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (13-20)	
G (1-12)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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