



Jenny Wren Cottage North Hill Farm, Stockland, Honiton,
Devon EX14 9DX

A delightful 2 bedroom character stone cottage,
situated in a rural location.

Honiton 6.5 miles; Chard 9.5 miles

• Sitting Room with Wood Burner • Kitchen / Diner • Shower Room • Allocated Parking
/ Communal Garden • Suit Professional(s) • Available End of September • 12 Months
Plus • Deposit: £1,009 • Council Tax Band: B • Tenant Fees Apply

£875 Per Calendar Month

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

ACCOMMODATION INCLUDES

Front door leads into;

SITTING ROOM

Dual aspect room with stone inglenook fireplace with inset woodburner, television point, radiator and fitted carpet.

KITCHEN / DINER

Comprises of wood fronted wall, base and drawer units, tiled work surface and splashback, inset stainless steel sink unit, electric cooker, space for washing machine and fridge freezer. Stairs rising with under storage, radiator, tiled flooring throughout and part glazed stable door to the rear.

STAIRS AND LANDING

Stairs lead to landing with fitted carpet and doors into;

BEDROOM ONE

Good sized double with radiator and fitted carpet.

BEDROOM TWO

Good sized double with built in wardrobe, radiator and fitted carpet.

SHOWER ROOM

White suite comprising corner shower cubicle, low level WC, vanity unit wash hand basin, shaver light / socket, radiator, Velux window, door to airing cupboard and vinyl floor.

OUTSIDE

To the rear of the property there is hard standing parking for the tenants use.

There is a small seating area adjacent to the back door. Tenants have use of the shared garden which is situated to the side of the building and is laid mainly to lawn with mature trees and shrubs.

SERVICES

Electric: Mains connected - supplied via a sub meter and paid directly to the landlords

Heating: Oil fired central heating and woodburner in sitting room

Water & Drainage: Included within the rent

Ofcom predicted broadband services - Standard:

Download 12 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data;

External (likely): EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band B

SITUATION

The property is situated close to the village of Stockland, with popular village pub, primary school and post office. The market town of Honiton is approximately 7 miles distant providing an extensive range of shops and services, mainline railway link on the London Waterloo line and access to the A30/A303.

DIRECTIONS

From Honiton proceed up through the High Street taking the first exit at the mini roundabout and after approximately 200 yards turn right. Proceed past the garages under the railway bridge up Northcote Hill for approximately two miles to Royal Oak Cross. Proceed straight across to Stockland dropping down the hill into the village. Just prior to the village turn left adjacent to a stone cottage (not signposted). Proceed along this lane for approximately 3/4 mile where North Hill Farm and the cottages will be found on the right hand side.

LETTING

The property is available to let for a period of 12 months plus on an Assured Shorthold Tenancy and is available unfurnished at the end of September. RENT: £875 per calendar month. Where the let permits a pet the rent will be increased to £900pcm. DEPOSIT: £1,009 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. A Small Pet (Terms Apply)/Child Considered. Would Suit Professional(s). 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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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	62	78
(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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