



STAGS

105 Fore Street, Sidbury, Sidmouth, Devon EX10 0SD

Grade II Listed unfurnished mid terrace cottage,
situated in the heart of the village.

Honiton 6.5 Miles; Exeter 22 Miles

• Sitting Room • Kitchen / Breakfast Room • Three Bedrooms • Lovely
Garden • Would Suit Professional(s) • Available Immediately • 12 Months
Plus • Deposit: £1,148 • Council Tax Band: C • Tenant Fees Apply

£995 Per Calendar Month

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

ACCOMMODATION INCLUDES

Steps from the front lead to part glazed front door into:

SITTING ROOM **14'1" (12'2") x 10'10"**

With attractive feature fireplace, alcove storage, window seat, television points, radiator and fitted carpet.

HALLWAY

Stairs rising with under stairs storage cupboard, radiator, door to rear and tiled floor.

KITCHEN / BREAKFAST ROOM

Comprising range of white wall, base and drawer units, work surface with inset stainless steel sink unit, electric oven with hob and extractor over, space for washing machine or under counter fridge, wall mounted gas fired boiler, radiator, window seat and tiled floor.

BATHROOM

White suite comprising bath with electric shower over, shower curtain, pedestal wash hand basin, low level WC, heated towel rail and tiled floor.

STAIRS TO LANDING

Stairs to landing with radiator and fitted carpet.

BEDROOM ONE **12'9" x 10'11"**

Good sized double to front with feature fireplace, built in wardrobe, radiator, BT point and fitted carpet.

BEDROOM THREE **10'5" x 8'3"**

Good sized single with radiator and fitted carpet.

SECOND STAIRS LEAD TO

Stairs rising to third floor with fitted carpet.

BEDROOM TWO / HOME OFFICE

14'0" (12'9") x 15'5" (8'3")

Good sized double or ideal home office with Velux window, large walk in wardrobe with further eave storage, vanity unit with round wash hand basin, radiator and fitted carpet.

Door to;

CLOAKROOM

Saniflow WC, extractor and fitted carpet.

OUTSIDE

To the rear of the cottage is a paved courtyard, with steps up to the garden which is laid to lawn with border flower/shrub bed and garden shed with further seating area to the front.

There is no parking with the cottage but there is a small free car park within the village and on street parking is available on a first come basis.

Please note that there is a right of way for the adjoining cottage.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1Mbps.

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

Local Authority: Council Tax Band C



SITUATION

The property is situated within the heart of the village of Sidbury. Sidbury provides a good range of local shops and services, primary school with the larger town of Sidmouth a few minutes drive to the south. The cathedral city of Exeter with further range of facilities, M5 junction, mainline railway link and airport is approximately 20 minutes drive to the West with the market town of Honiton with main line railway link, 10 minutes drive to the North.

DIRECTIONS

From Honiton proceed in a southerly direction on the A375 Sidmouth Road. On entering the village of Sidbury proceed through the village, passing the primary school on your left and the property can be found on the right handside opposite the butchers (Drews of Sidbury)

What3Words: ///milky.clockwork.workroom

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 £995 per calendar month exclusive of all charges. DEPOSIT £1,148 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Pets. Children Considered. 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.

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.



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rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-110 A		
81-100 B		
61-80 C		
41-60 D	57	73
21-40 E		
1-20 F		
0-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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