



Holly Cottage Hillhead, Colyton, Devon EX24 6NL

Beautifully presented 1600s thatched cottage situated in a popular area, within easy reach of the centre of Colyton.

Honiton 7.4 miles; Seaton 2.4 miles; Axminster 6.8 miles

• Two Reception Rooms • Fitted Kitchen • Three Double Bedrooms • Bathroom / En-suite Shower Room • Lovely Garden • Available Mid December • 6 Months Plus • Deposit: £1,557 • Council Tax Band: D • Tenant Fees Apply

£1,350 Per Calendar Month

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

ACCOMMODATION INCLUDES

Steps from the front lead up to the solid front door into;

ENTRANCE PROCH

With rush flooring and door into;

SITTING ROOM **25'0" x 9'11" (14'6" into bay)**

Spacious room with beams, gas effect woodburner in fireplace, window seat in bay with storage below, further window seat, book shelves, radiators, television point and wood floor throughout.

Doors to;

DINING ROOM **16'4" x 9'4"**

Space for table and chairs, radiator and tiled flooring. Area with space for fridge freezer, wood worksurface with open storage area below which leads through to;

KITCHEN

Comprises cream fronted wall, base and drawer units, wood worksurface, ceramic sink, double electric oven, electric hob, integrated dishwasher, tiled floor and part glazed door through to;

REAR HALL

With stairs rising, radiator, tiled floor, door to boiler cupboard and door to rear. Door leads into utility cupboard with space for washing machine and storage.

CLOAKROOM

Comprising low level WC, vanity wash hand basin and tiled floor.

STAIRS AND LANDING

Stairs lead to landing with fitted carpet, door to airing cupboard and doors into;

Please note that access into the loft areas is not permitted.

BEDROOM TWO **9'9" x 9'1" (10'4" into alcove)**

Triple aspect double with lovely views, alcove hanging area, radiator and fitted carpet.

EN-SUITE

White suite comprising pedestal wash hand basin, low level WC, corner shower cubicle and wood floor.

CLOAKROOM

Comprising low level WC, wash hand basin, radiator and wood floor.

FAMILY BATHROOM

White suite comprising bath with mixer tap shower spray, shower screen, pedestal wash hand basin, radiator and wood floor.

BEDROOM ONE **10'7" x 13'3" (15'3")**

Double with feature chimney wall, telephone point, radiator and fitted carpet.

BEDROOM THREE **10'3" x 9'8"**

Double with feature fireplace, built in double wardrobe, radiator and fitted carpet.

OUTSIDE

A couple of steps from Hillhead lead up to the front of the property with easy to maintain courtyard areas and side access to the cottage.

The enclosed rear garden is laid mainly to lawn with mature trees, shrubs and flower beds. There is a gravel seating area with small pond and a further decked seating area. There is a paved patio adjacent to the cottage, gravel area with garden shed and steps down to stone storage barn. Please note that there is no power or light in the barn or shed.

SERVICES

Electric - Mains connected

Gas - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Gas fired central heating and gas fire

Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1Mbps; Superfast: Download 62 Mbps, Upload 12 Mbps

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

Local Authority - Council Tax Band: D



SITUATION

Colyton has a rich historical heritage with many interesting buildings dating back as early as the 14th century and offers a surprising range of day to day amenities which includes shops, primary school, the renowned Colyton Grammar School, terminus for the Colyton/Seaton tramway, Post Office, health centre, pubs, restaurants and beautiful parish church of St Andrews.

The coast at Lyme Regis, with its famous Cobb and bay with other resorts at Seaton, Beer and Branscombe, are all within a short distance. There is a main line station on the London Waterloo line at Honiton and Axminster. Colyton lies in the heart of the East Devon Area of Outstanding Natural Beauty.

DIRECTIONS

From the Market Place in the centre of Colyton, take the Colyford road pass the Library and turn immediately right onto Hillhead. Continue up the hill and Holly Cottage can be found on the right handside just before the turning into Burnards Field Road.

What3Words: ///calls.manuals.intrigues

LETTING

The property is available to rent for a period of 6 months plus on a renewable Assured Shorthold Tenancy available from mid December. RENT: £1,350 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,375. DEPOSIT: £1,557 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 administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Pet (terms apply)/Children 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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-110 A		
81-110 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
0-10 G		
Not energy efficient - higher running costs		
England & Wales	66	71
EU Directive 2002/91/EC		

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