

STAGS

Foxhayes House Lower Tale, Payhembury, Honiton, EX14 3HL

An impressive detached, four bedroom unfurnished bungalow situated in a rural, yet accessible location in the heart of the East Devon countryside.

Ottery St Mary 5 miles M5 (J28) 6 miles Honiton 7 miles

• Open plan living space • Two ensuites • Finished to a high specification • Air source heat pump • Enclosed Garden. Paddock available by separate negotiation • 12 months • Council tax band E • Deposit £2653 • Available immediately • Tenant fees apply

£2,400 Per Calendar Month

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

DESCRIPTION

Foxhayes House is an superbly presented four bedroom bungalow sitting within a private garden surrounded by open countryside. The property comprises a generous open plan living space with kitchen, dining and sitting areas benefitting from sliding doors opening out into the garden. The modern kitchen area is fitted with Kardean flooring, features quartz worksurfaces, integrated wine rack, Bosch induction hob, two Neff ovens and twin dishwashers. A utility room adjoins the kitchen with additional fitted units, worksurface, integrated fridge/freezer and space for a washing machine and dryer. The dining and sitting spaces provide ample space for dining and sitting.

The property benefits from four bedrooms with the principal bedroom, with ensuite shower room, overlooking the rear garden. The second bedroom also with ensuite, has a slatted feature wall, slatted storage cupboard.. There are two further bedrooms and a WC. The family bathroom which is fully tiled benefits from a bath, separate shower and a cabinet-top sink.

The property offers a modern living space set within a countryside setting.

OUTSIDE

Outside the property is approached by an electric gate which opens to a private driveway providing ample parking for multiple vehicles. The garden surrounds the property, mainly laid to lawn with meandering gravelled paths. To the side of the property are steps leading up the hot tub area, while there is also a superb outdoor seating and dining space with the benefit of afire set within a brick surround with oak lintel and built in seating.

There is an open 3 bays Dutch barn adjacent for storage. Paddack available by separate negotiation.

SITUATION

Idyllically located in the gently rolling hills of the East Devon countryside, the property is conveniently positioned between the A30 near Ottery St Mary and the M5 at Cullompton, providing access to the coast to the south and surrounding quiet Devon lanes.

The two nearby villages of Clyst Hydon and Payhembury both have thriving communities, highly regarded primary schools, pubs and there is a community run shop in Payhembury. The site is also within easy reach of the popular village of Plymtree, which has a primary school, church, pub and community run shop.

The town of Ottery St Mary is easily reached and the larger town of Honiton is 8 miles distant, with Exeter a readily commutable 15 miles. The hamlets of Higher and Lower Tale are serviced by a range of facilities, including being within catchment for the much respected King's Secondary School, supermarkets and many independent shops.

The school bus to The King's School in Ottery St Mary picks up at the top of the road and Feniton train station is 4 miles away enabling access to the Exeter-London Waterloo line.

DIRECTIONS

As you drop down to the bottom of the hill in Lower Tale look out for Richards Farm. Opposite Richards Farm is a lane, this lane bears left, continue left and you will then see Foxhayes House in front of you.

SERVICES

Mains electric. Private water & drainage.
Council tax band E.
Air source heat pump.
Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps. Superfast: Not available. Ultrafast: 950 Mbps Upload 950 Mbps - (300mbps Voneus)
Ofcom predicted mobile coverage for voice and data: External (good) EE, Three, O2. External (variable) Vodafone.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately RENT: £2400pcm exclusive of all charges. DEPOSIT: £2769 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). References required, viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit. 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.

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.

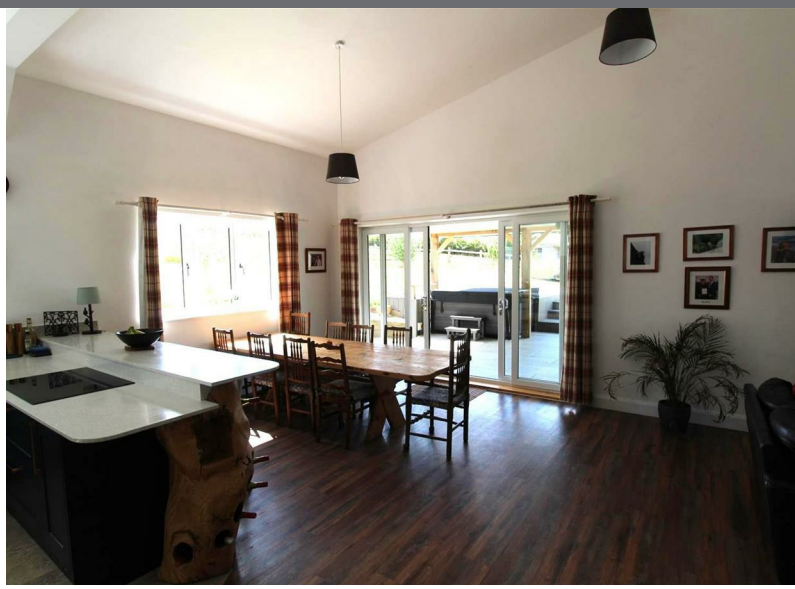
RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.







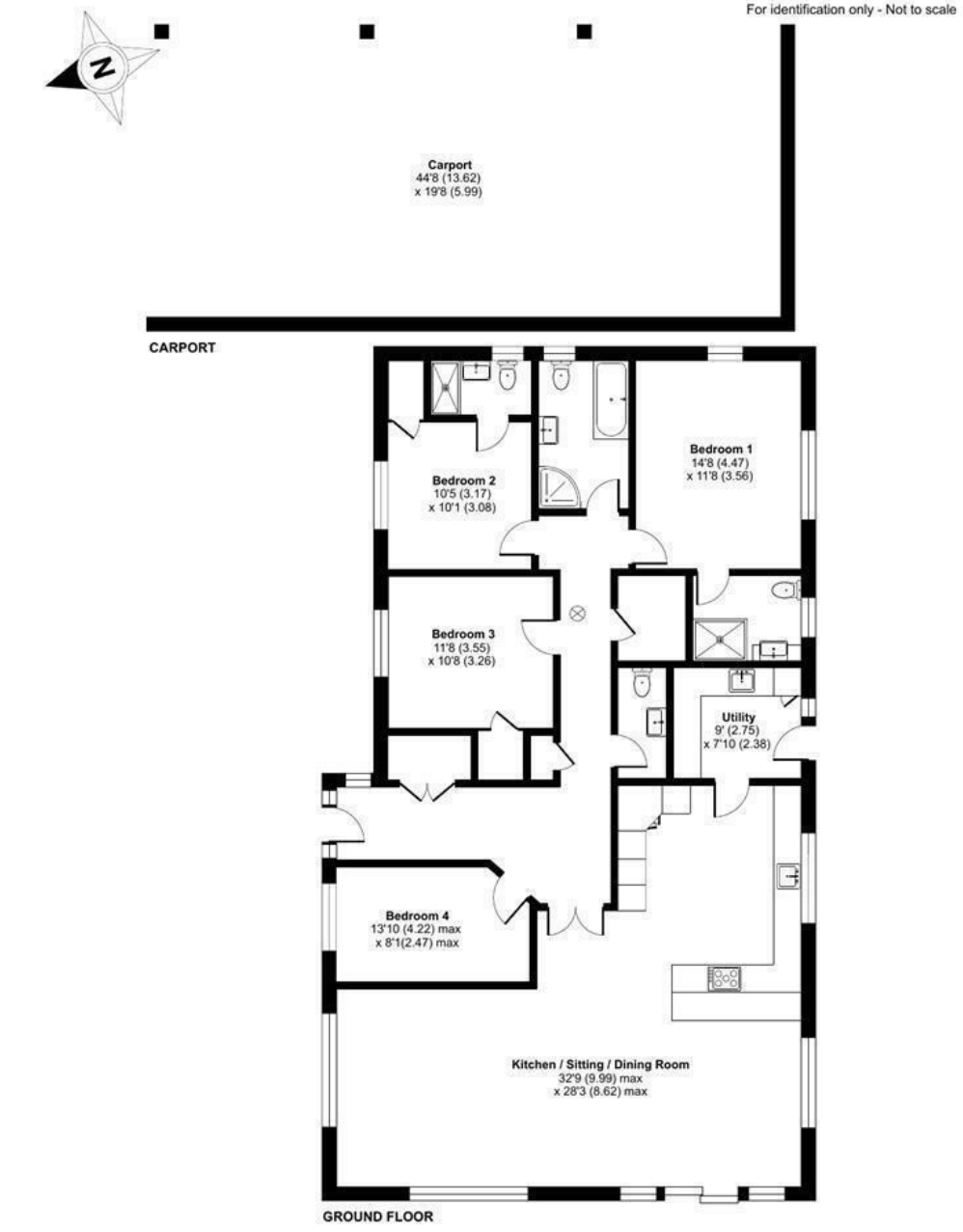




Foxhayes House, Lower Tale, Payhembury, Honiton, EX14 3HL

Approximate Area = 1799 sq ft / 167.1 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Dunford-Brown Residential. REF: 1466280

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.

STAGS

Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk

@StagsProperty

arla | propertymark PROTECTED

