



Holmleigh Yarcombe, Honiton, Devon EX14 9AA

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A well presented cottage situated within the popular village of Yarcombe.

Honiton 7 miles - Taunton 13 miles - Exeter 26 miles

• Two Reception Rooms • Galley Kitchen/Utility Area • Ground Floor Bathroom • Two Double Bedrooms • A Pet / Child Considered • Available Early May on Unfurnished Basis • Long Let • Deposit: £1,038 • Council Tax Band: C • Tenant Fees Apply

£900 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)

### ACCOMMODATION INCLUDES

Front path leads down to ENTRANCE PORCH with tiled floor and original oak front door.

### HALLWAY

With tiled floor, stairs rising and electric heater.

### DINING ROOM

With feature fireplace, electric heater, under stairs cupboard and cupboard housing the water tank, tiled floor.

### SITTING ROOM

Dual aspect room which overlooks the church and garden, with feature fireplace, electric heater and television point

### UTILITY AREA

Door from dining room leads to utility area with space and plumbing for washing machine and vinyl floor.

### GALLEY KITCHEN

Comprising base and drawer units, worksurface with inset stainless steel sink unit, electric cooker, \*under counter fridge\*, electric heater and vinyl floor.

\*The landlords will leave the white goods for the tenants use but take no liability for maintaining, repair or replacement should these cease to work\*

### UTILITY ROOM

Comprising of base units with worksurface, space for tall fridge freezer and vinyl floor.

### GROUND FLOOR BATHROOM

White suite comprising bath with mixer tap shower spray, low level WC, pedestal wash hand basin, electric heater and vinyl floor.

### STAIRS AND LANDING

Stairs from hallway lead to landing with fitted carpet and doors to

### BEDROOM ONE

Good sized double with fitted wardrobes and dressing table, electric heater and fitted carpet.

### BEDROOM TWO

Double with electric heater and fitted carpet.

### OUTSIDE

The pretty cottage garden is at the front to the property and enclosed by a stone wall. It is laid mainly to lawn with flower beds, mature shrubs, vegetable beds and garden shed.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Night storage heaters

Ofcom predicted broadband services - Standard: Download 9 Mbps, Upload 0.9 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band C



## SITUATION

The property is situated within the popular village of Yarcombe which has a village hall, The Yarcombe Inn and The Belfry Country Hotel. The village is conveniently situated approximately 10 minutes drive from the towns of Chard and Honiton both providing a full range of shops and services. At Honiton there is a mainline railway station on the Waterloo Line and the property has easy access to A30/A303 and M5 Junction 25 at Taunton.

## DIRECTIONS

From Honiton proceed easterly on the A30 and after approximately 5 miles turn right sign posted Chard. Proceed along this road down the hill entering the village of Yarcombe. Take the left turn just before the church and Yarcombe Inn turn and the cottage can be found immediately on the right. Please proceed down the road and park in the village hall car park.

What3Words: ///clerics.micro.royal

## LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available Immediately. RENT: £900pcm exclusive of all charges. DEPOSIT: £1,038 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.

Pets may be considered at this property subject to a vetting application

## 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](https://www.stags.co.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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	40	
1-20	G		85
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	