



Eastons Cottage Westwood, Broadclyst, Exeter, Devon  
EX5 3DJ

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An immaculately presented sizable detached house set in a rural position to the east of the city.

Broadclyst

• Available NOW • Detached House • Rural Location • Four Bedrooms • Versatile Living • Ample Parking, Garden • Deposit: £1903 • Council Tax Band D • Long Term Let Preferred • Tenant Fees Apply

£1,650 Per Calendar Month

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## DESCRIPTION

An immaculate and sizable detached house set in a rural position to the east of the city. The city centre of Exeter is less than 8 miles distant and the nearby villages of Broadclyst and Whimble are easily accessible. The accommodation comprises of an entrance hall, kitchen/dining room, sitting room, family room, large study or possibly a further bedroom and bedroom one with an en-suite shower room on the ground floor. On the first floor there are three bedrooms and a bathroom. Garden, ample parking, unfurnished. Oil-fired central heating. Available NOW. EPC Band D. Tenant fees apply.

## ACCOMMODATION

Upvc entrance door to:-

## ENTRANCE HALL

Ceramic floor tiles laid to carpet, coat hook on entrance and airing cupboard, doors leading to -

## BEDROOM ONE 14'9" x 8'10"

Large double room, two windows looking to the front and a further window to the side of the property. In addition there are skylight windows. Carpet laid. Door leading to:-

## EN-SUITE SHOWER ROOM

Modern white suite fitted comprising of a WC, hand basin and shower cubicle. Ceramic tile splashback, vinyl flooring laid. Obscured window looking to the rear of the property.

## STUDY 21'7" x 9'2"

Another good sized room with skylight windows and two windows looking to the front of the property. In addition there is an obscured glazed door accessing the side of the property. Carpet laid.

## SITTING ROOM 21'11" x 15'5"

Good sized room, carpet laid, window looking to the rear of the property over a paddock. TV aerial.

## FAMILY ROOM 18'0" x 13'9"

Spacious room with windows looking to the rear and beyond. Carpet laid, TV aerial. Doors and stairs leading off.

## KITCHEN/DINING ROOM 18'0" x 14'1"

Modern kitchen comprising of wood effect base and wall units with stone effect worktops and ceramic tile splashback. Space for appliances, freestanding electric cooker with chrome cooker hood over, inset stainless steel sink. Vinyl flooring laid, space for a table. Two partly glazed doors, one accessing the front of the property and the other accessing the rear. Window looking to the side over open countryside.

## STAIRS & LANDING

Carpet laid to the stairs and landing, white gloss stair furniture. Exposed roof beams, doors leading off:-

## BEDROOM FOUR 13'9" x 6'10"

Small single, window looking to the side over open countryside. Carpet laid.

## BEDROOM THREE

Dormer window looking enjoying views, Radiator and TV aerial. carpet laid.

## BEDROOM TWO 14'9" x 8'10"

Carpet laid, dormer window looking to the rear and beyond. Radiator and TV aerial.

## BATHROOM

Modern white suite comprising of a panel bath, separate shower cubicle, WC and hand basin. Window looking to the side of the property.

## OUTSIDE

The property is approached from a lane shared with the farm. To the front of the property there is a gated parking area which leads off to the garden. The garden is mainly grass with a post and rail fence. Useful wood storage shed.

## SERVICES

Mains water, private drainage, mains electric, oil-fired heating. Council Tax Band D (2208707001)

## SITUATION

Westwood which lies inbetween the villages of Broadclyst and Whimble, approximately eight miles to the east of Exeter. Despite enjoying a rural setting, Easton Cottage is in a very convenient position with easy access to junction 29 of the M5 motorway and rail links to London from Tiverton Parkway (12 miles) and Exeter. Exeter also has its own international airport (7 miles). Nearby Broadclyst and Whimble offer a range of local facilities including convenience stores, post office and good country pubs. There is also the highly regarded Clyst Vale Community College at Broadclyst.

## DIRECTIONS

From Exeter proceed northwards on the B3181, the Cullompton Road. After a few miles, on entering the village of Broadclyst, fork right signposted Dog Village and Whimble, and within a ¼ of a mile, where the road bends to the right, keep left signposted Whimble. After a further mile keep left signposted Westwood, and after a further mile continue down this lane into the village of Westwood where Easton Cottage will found on the right hand side off a private lane behind Wares Cottages.

## LETTING

The property is available to let on an unfurnished basis and is available NOW. RENT: £1650 pcm exclusive of all charges. DEPOSIT: £1,903, 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. 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.

## 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

Phase one of the act was implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1r\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1r_roadmap.pdf)





*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
(82 plus) <b>A</b>			
(69-81) <b>B</b>			
(55-68) <b>C</b>			
(49-54) <b>D</b>			
(39-48) <b>E</b>			
(31-38) <b>F</b>			
(1-29) <b>G</b>			

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC