

STAGS

Woodcott Cottles Lane, Exeter, EX5 1EE

A four bedroom chalet style house on the edge of a popular village.

Exeter City 8.6 Miles / Exeter Airport 6.9 Miles

• Available Now • Four Bedrooms • Two Bathrooms • Garage & Parking • Large Garden • Plenty of Parking • Council Tax Band C • Deposit: £1,673 • Awaiting EPC • Tenant Fees Apply

£1,450 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION
A four bedroom semi-detached chalet style house in the popular village of Woodbury. The village has day to day amenities to include a local store/Post Office, 2 pubs, primary school and church. The city of Exeter is 8 miles away and it is easy access to the M5 motorway junction and Exeter International Airport. The spacious accommodation comprises; covered porch, kitchen/breakfast room, sitting room, study/bedroom 4, 3 further bedrooms, bathroom and shower room. Garden, off-road parking, garage. Gas-fired heating, unfurnished, Available Now. Tenant Fees Apply.

SITUATION
Woodcott is situated on the fringes of the popular East Devon village of Woodbury. The village has a good range of everyday amenities including Post Office/stores, primary school, two pubs and a church. Woodbury Common where there are many walks and superb scenery, the attractive and busy Exe estuary town of Topsham with its restaurants and specialist shops is also just a short distance away, whilst the larger coastal resorts of Exmouth and Budleigh Salterton lie five and six miles distant respectively. The city of Exeter lies about eight miles to the west, and has mainline railway connections to London Paddington and Waterloo. Exeter International Airport lies four miles to the east of the city.

ACCOMMODATION
Covered porch, obscured glazed door with matching side window leading to.

KITCHEN
Two double glazed windows to the side aspect, glazed door to the garden. The kitchen comprises of cream wall and base units to stone effect worktops and ceramic tile splashback. Electric cooker and hob, space and plumbing for a washing machine, slim line dishwasher, single drainer sink and space for a fridge/freezer. Wall mounted gas-fired boiler. Door leading to:

INNER HALL
Radiator, doors and stairs leading off.

SITTING ROOM
Spacious room with large double glazed windows looking over the garden to the rear and side. Radiators, glazed door leading to the rear porch. Ceramic tiled hearth and surround (fire not in use).

STUDY/BEDROOM 4
Radiator, double glazed window looking to the front of the property. Understairs cupboard.

BEDROOM 1
Good sized double, radiator, window looking to the rear of the property.

BATHROOM
Obscured glazed windows, vinyl flooring laid, heated towel rail. Modern white ceramic suite fitted comprising of a WC, hand basin, bath with electric shower over.

STAIRS & LANDING
Carpet laid, skylight window, doors leading to:

BEDROOM 2
In the eaves, double in size, skylight window enjoying a rural outlook, further skylight window looking to the front. Radiator.

BEDROOM 3
Double bedroom in the eaves, with skylight window looking to the front of the property, and double glazed window looking to the side. Radiator.

SHOWER ROOM
White ceramic suite fitted comprising of a shower cubicle, hand basin and WC. In the eaves with skylight window looking to the rear and enjoying a rural outlook. Vinyl flooring laid, heated towel rail.

OUTSIDE
Set back from the road, concrete off-road parking area for 3 or 4 cars and single garage. There are larged lawned gardens which extend to the side and rear of the property and mature hedges giving a natural boundary.



SERVICES
Mains gas heating, water, drainage and electric. Council Tax Band C (1362220002).
Broadband: Ultrafast 1000 Mbps 1000 Mbps
Phone Coverage: EE, Vodaphone - Strong

DIRECTIONAL NOTE
From Exeter take the A376 signposted Exmouth, at the roundabout turn left onto the B3179 signposted Budleigh Salterton. Maltsters Arms is on the right. Continue along Greenaway through the village onto Parsonage Way and just before you leave the village, take the right hand turn into Cottles lane. Continue along Cottles lane and Woodcott will be found on the right hand side set back from the road before reaching the T-Junction.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,450pcm exclusive of all charges. DEPOSIT: £1,673 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.
The Landlord would prefer no pets residing at this property.

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.

NOTE
The property is subject to an Agriculture Occupancy Condition (AOC) planning restrictions, for further information on this please contact the office on 01392 671598.












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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