



The Walnut Tree Chardstock, Axminster, EX13 7BN

A well presented three-bedroom detached bungalow with self-contained annexe available by separate negotiation in popular village location

Axminster Station 4.75 Miles; Lyme Regis 9.38 Miles; Honiton 13.53 Miles

• Two reception rooms plus study • Large Conservatory • Kitchen with adjoining utility room • Landscaped gardens • Carport with workshop • VIEWING SLOTS NOW FULL • Available Part or Unfurnished • Deposit £ 1,730 • Council Tax Band F • Tenant Fees Apply

£1,750 Per Calendar Month

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

ACCOMMODATION INCLUDES

From the front door leading to:

HALLWAY

Built-in cupboard and boiler cupboard.

SITTING ROOM

A good sized room with brick feature wall, LPG coal-effect fire, radiators, open aspect with sliding glass door leading to;

LARGE CONSERVATORY

Views over the garden. Door to outside.

DINING ROOM

Radiator, wood panel feature wall.

KITCHEN

Range of modern fitted wall and base units with integrated stainless steel sink unit, range of integrated appliances, dining/breakfast area. Door leading to:

UTILITY ROOM

Fitted units. Door to outside

STUDY

This room provides useful additional space for home working, radiator.

BEDROOM 1

Double room with large floor to ceiling built-in wardrobes with mirror fronted doors, radiator. Door leading to:

EN-SUITE SHOWER ROOM

Walk-in shower cubicle, WC, wash hand basin, radiator.

BEDROOM 2

Double room with radiator and built in wardrobes

BEDROOM 3

Single room with radiator and built in wardrobes

FAMILY BATHROOM

Bath with shower over, WC, wash hand basin, radiator.

ANNEXE

To the rear of the property is a self-contained annexe with open living area with range of kitchen units, sink unit, electric oven, radiators. Door to en-suite shower room with walk-in shower cubicle, WC, wash hand basin.

The annexe is available by separate negotiation at an additional rent of £250 per calendar month.

If the annexe is excluded from the tenancy, the landlords reserve the right to use it for the storage of furnishings belonging to the property. Any such arrangement will be discussed with and agreed by the prospective tenants prior to the commencement of the tenancy.

OUTSIDE

The property stands within a plot of approximately 0.28 acres and enjoys a predominantly southerly aspect. The gardens have been well designed and include a variety of planted borders, raised beds and areas of lawn along with a greenhouse. A gravel driveway leads to a double carport with adjoining workshop, providing ample parking and storage. Additional vehicular access is available to the rear where there is a further lawned garden area and access to the annexe.

SITUATION

The Walnut Tree is set along a private shared lane, just off the centre of this attractive village, enjoying a slightly elevated position with views across the surrounding rooftops and towards the

tower of St Andrew's church. The area provides a range of everyday facilities including a local shop and post office within the village, further shopping, leisure and schooling options can be found in nearby towns.

DIRECTIONS

What3Words ///slap.ticking.invisible

SERVICES

Mains electric, water. Private drainage (recently upgraded). Heating via LPG gas-fired boiler. Ofcom checker describes good outdoor coverage with Vodafone and O2, variable outdoor coverage with Three and EE.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished or part furnished and is available immediately.

RENT: £1,500 per calendar month, exclusive of all charges, for the main property and £1,750 per calendar month to include the self-contained annexe to the rear.

Deposit £1,730 or (£2,019). Returned at end of Tenancy subject to any deductions (all deposits for 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

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.



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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		