



Englands Cottage , Clyst Hydon, Cullompton, Devon
EX15 2NF

A well presented detached property in secluded position on the edge of sought after village.

Honiton 8 miles - Exeter 10 miles - Cullompton 6 miles

• Two Reception Rooms • Modern Kitchen / Breakfast Room • Three Bedrooms • Parking / Gardens • Available Immediately on Unfurnished Basis • A Pet (terms apply) / Children Considered • Long Let • Deposit: £1,442 • Council Tax Band: D • Tenant fees Apply

£1,250 Per Calendar Month

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

ACCOMMODATION INCLUDES

ENTRANCE HALL 14'6" x 6'0"

Part glazed front door with matt flooring and part glazed door into;

SITTING ROOM 15'10" x 13'6" (10'5")

Inglenook fireplace with inset woodburner, beams, storage cupboard, electric panel heater, stairs rising and vinyl floor.

RECEPTION ROOM 16'0" x 9'9"

Triple aspect with patio doors to side patio and vinyl floor.

KITCHEN / DINER 15'9" x 9'10"

Dual aspect with a range of modern wall, base and drawer units, worksurface with inset stainless steel sink unit, electric oven, electric hob with extractor over, space for dishwasher and under counter fridge, breakfast bar, electric panel heater space for table and chairs and vinyl floor.

UTILITY / BOOT ROOM 13'2" (9'7") x 9'4"

Door from sitting room and part glazed door to outside.

Dual aspect with base unit, stainless steel sink / drainer unit, spec for washing machine, coat hooks and vinyl floor.

CLOAKROOM

Comprising white low level WC, small wall mounted wash hand basin and vinyl floor.

STAIRS AND LANDING

Stairs from sitting rise to landing with fitted carpet.

BEDROOM ONE 16'0" x 9'11"

Double with electric panel heater and fitted carpet. Door to built in wardrobe and further door to airing cupboard.

BEDROOM TWO

Dual aspect double, electric panel heater, telephone point, small cupboard and fitted carpet.

BATHROOM

White suite comprising bath with shower over, shower screen, low level WC, vanity wash hand basin, heated towel rail, fan heater, extractor fan and vinyl floor.

BEDROOM THREE

Small double with electric panel heater and fitted carpet.

OUTSIDE

There is hardstanding parking for 2 cars to the side of the property, which leads to a covered porch area with door into the utility/boot room.

The cottage is set within its own gardens which is laid mainly to lawn with mature trees, hedging and shrubs, a patio area and garden shed.

SERVICES

Electric - Mains connected

Drainage - Private drainage via soakaway. septic tank.

Water- Mains connected.

Heating - Electric panel heaters & wood burner

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1Mbps. Ultrafast: Download 950 Mbps, Upload 950 Mbps

Ofcom predicted mobile coverage for voice and data: External (GOOD) - EE,

Three, O2 and Vodafone.

Local Authority: Council tax band D

SITUATION

The property is located on the edge of the beautiful village of Clyst Hydon, which has a friendly community, primary school, popular sports & cricket club, swimming pool, village hall, church and the popular, community run Five Bells Inn. A more extensive range of facilities can be found in the country town of Cullompton (4 miles) with an M5 Junction facilitating rapid commuting south to the university and cathedral city of Exeter and north to the county town of Taunton. There is a good range of private schooling in Exeter, Wellington and Taunton. The nearby Killerton Estate, run by the National Trust, is an attractive amenity, whilst Ashclyst Forest (NT) is also a short distance providing miles of excellent walking, cycling and riding.



DIRECTIONS

From the old A30 at Fairmile, turn right signposted Talaton. Proceed through the village of Talaton towards Clyst Hydon and after 3 miles the road will bear to the right as you enter the village with the Clyst Hydon sign. Follow the road for approx 0.5 miles, as the road bears to the right take the left hand turn down the drive with the Hethenhill Farm sign and Public Footpath post. Follow the lane and England signs to the end where the cottage can be found.

What3Words: ///tallest.swoop.upholds

LETTING

The property is available to rent on a long let, on renewable Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT: £1,250 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,300pcm. DEPOSIT: £1,442 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No DSS/Smokers. A Pet (terms apply)/Children Considered. Viewing 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. 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

It has been confirmed that phase one of the act will be 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act_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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
92-95	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		39
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	