



Combe Way Combe Way, Branscombe, Devon EX12  
3DE

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Detached two bedroom home set in the centre of  
the coastal village of Branscombe.

Branscombe Beach 0.7 miles; Sidmouth 7.8 miles; Honiton 9.4 miles

• Walking distance to the coast • Beautiful countryside views • Detached Garage /  
Driveway • Available Part / Furnished • Available end July • A Pet will be  
considerd • Deposit: £1,442 • Council Tax Band: F • Tenant Fees Apply

£1,250 Per Calendar Month

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

## DESCRIPTION

VIEWING SLOTS NOW FULL - Combe Way is a detached upside/down style house with outstanding views over the surrounding countryside and glimpse of the sea with light and spacious accommodation throughout.

On the ground floor are two double bedrooms, both with built-in wardrobes and enjoying views over the garden and rolling hills beyond. There is a family bathroom with fitted bath, separate shower, WC and wash hand basin, as well as a separate WC on this level.

On the first floor is the living accommodation, with a generous living/dining area with feature stone fireplace and windows with an outlook to each side of the property, maximising the beautiful views. The kitchen is light and bright, with space for a table and plenty of fitted cupboards with laminate worktops over. The fitted kitchen offers an electric oven and hob, integrated fridge/freezer and dishwasher.

## OUTSIDE

The property is situated off a country lane, leading onto a tarmac driveway providing ample parking for a number of vehicles and there is a detached single garage. The rear garden is mainly laid to lawn, bordered by some mature shrubs, and accessed via a few steps down from the property. There is a lovely patio area tucked in the corner of the garden, perfectly positioned to enjoy the rural views. There is also a courtyard area between the property and the garage.

## SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Electric heating

Ofcom predicted broadband services - Standard:

Download 20 Mbps, Upload 1Mbps. Superfast:

Download 80 Mbps, Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data:

External - EE (Likely). Three, O2 and Vodafone (Limited).

Local Authority - Council Tax Band F

## SITUATION

The picturesque village of Branscombe is nestled within East Devon's glorious Area of Outstanding Natural Beauty and is located on the World Heritage Jurassic Coastline, and is well known for its glorious wide pebble beach, walks, high cliffs and dramatic scenery. The village benefits from two public houses, a pretty parish church and primary school. The renowned Colyton Grammar School is within easy reach.

The market town of Honiton is just under 10 miles away and has an extensive range of shops, schools and sporting facilities as well as a mainline train station on the Exeter to London Waterloo line. The city of Exeter also provides a wide range of shops and facilities as well as access to the M5 and an international airport.

## DIRECTIONS

From the A3052, head north east and turn right onto Locksey's Lane. Follow this road for just over 1.5 miles and bear right on this road and the property will be further along on this road on the left-hand side.

What3words: ///toenail.bullion.inhabited

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available from Mid July.

RENT: £1,1250 pcm exclusive of all charges. DEPOSIT: £1,442 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.

A Pet 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.



Combe Way, Road From Higher Barn To The Old Cider House, Branscombe, EX12 3DE



Total Area: 113.2 m<sup>2</sup> ... 1219 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**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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