



1 Lower Holbrook Cottages, Clyst Honiton, Exeter, Devon, EX5 2HP

£1,300

- Modern kitchen
- 1 double bedroom
- Family bathroom
- Off road parking
- Council Tax Band C
- Lounge/dining room with woodburner
- 2 good sized single bedrooms
- Large garden
- Rent £1,300 pcm, deposit £1,500
- Mains electric and water, private drainage, oil heating

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



1 Lower Holbrook Cottages, Exeter EX5 2HP

A well presented 3 bedroom semi-detached property with parking and a large garden, situated just minutes from Exeter Airport and Skypark. EPC: E



Council Tax Band: C



LongDescription

Countryside views, yet only 5 miles to the centre of Exeter, and half a mile from Exeter airport. This well presented three bedroom property is set in a rural location but has easy access to Exeter, the A30 and the M5.

Entering the house via the front porch you come into the modern kitchen. It has separate under counter integrated fridge and freezer, an electric oven and hob plus space for your washing machine.

The lounge/dining has dual aspect, with a woodburner which gives it a cosy feel.

The bathroom is located on the ground floor and has an electric shower over the bath.

Upstairs you will find one double bedroom and two good sized single bedrooms all with feature fire places.

Outside the large garden wraps around the property and there is a small shed for your garden items.

The property is available to rent on a six-monthly Assured Shorthold Tenancy. As per the Renters Rights Act all tenancies will become an Assured Periodic Tenancy from the 1st of May 2026.

Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seddons Lettings 'the Agent')

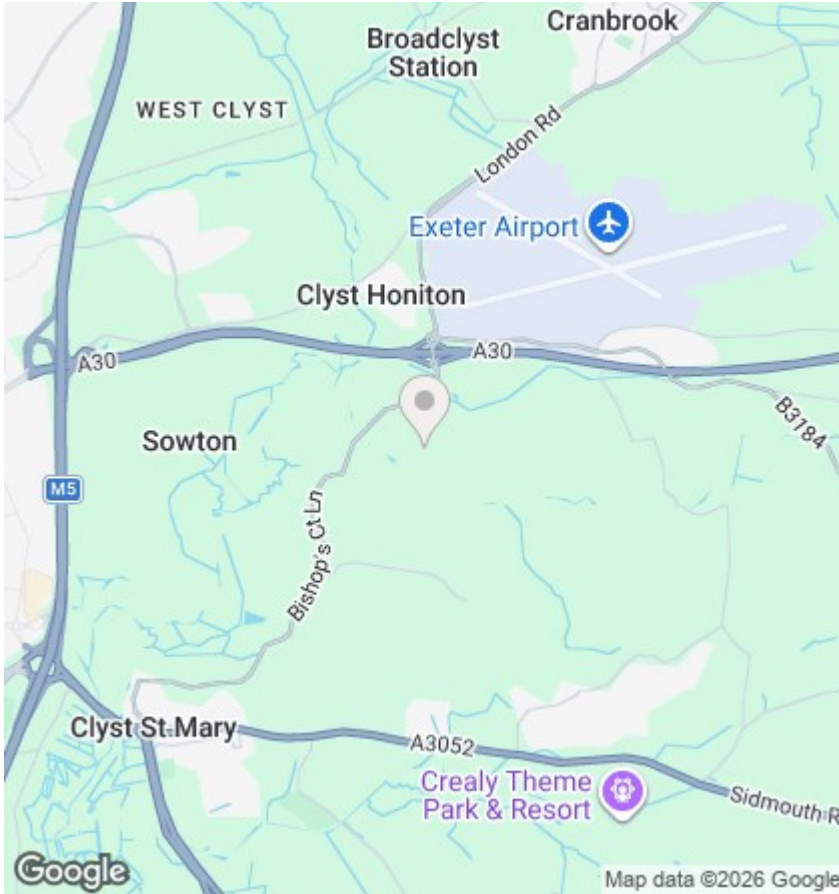
Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's rent once

satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



Directions

What3Words///doubt.sapping.presuming

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seddon Estate Agents LLP. REF: 1224951

