



Heathcote Oil Mill Lane, Clyst St Mary, Devon EX5 1AG

A charming detached two bedroom bungalow set in a quiet and peaceful location only 6 miles from Exeter City Centre.

Exeter City Centre 6.2 Miles / Clyst St Mary 1.5 Miles

• Available Now • Two Double Bedrooms • Sun Room • Countryside Views • Mature Garden • Driveway Parking • Council Tax Band D • Deposit £1673 • Term: Long Term • Tenant Fees Apply

£1,450 Per Calendar Month

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

DESCRIPTION

A charming detached two bedroom bungalow set in a quiet and peaceful location only 6 miles from Exeter City Centre. The property offers plenty of outdoor space, with lawns, mature trees, and colourful flower beds, creating a private and relaxing setting. Inside, the house is bright and welcoming, with a sun room that looks out over the garden and countryside beyond, ideal for enjoying the view all year round. Council Tax Band C. Deposit £1673. Oil Fired Heating. Available Now. Tenant Fees Apply

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Storage cupboard and radiator. Doors to -

KITCHEN

Floor and wall mounted cupboard and drawer units. Built in oven with four ring electric hob and extractor over. Sink with drainer and mixer tap. Appliances include washing machine and fridge. Radiator. Window to side and front aspect. Side door out to driveway.

BEDROOM ONE

Built in wardrobe with rails. Window to the front and radiator.

BEDROOM TWO

Window to rear looking over sun room. Radiator.

SHOWER ROOM

Wet room with electric shower, low level WC and wash hand basin. Heated towel rail. Airing cupboard and obscure window to the side.

SITTING ROOM

Windows to the side and rear aspect. Wood burner and radiator.

SUN ROOM

Radiator and patio doors out to the garden.

OUTSIDE

The property benefits from a large, well kept garden, mainly laid to lawn and surrounded by mature trees and established flower beds. The space offers a high level of privacy and a peaceful setting.

There is a patio area directly outside the house. The garden also includes an outbuilding/shed, providing useful storage space and garage + driveway parking.

SERVICES

Oil Fired Heating, mains electric and water. Council Tax Band



D.

Broadband speed - Ultrafast 1800 Mbps / 220 Mbps

Phone Coverage - EE Strong / Vodaphone, Three and O2

Average

LETTING

The property is available to let on a assured shorthold tenancy, unfurnished and is available immediately. RENT: £1450 pcm exclusive of all charges. DEPOSIT: £1673 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.

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

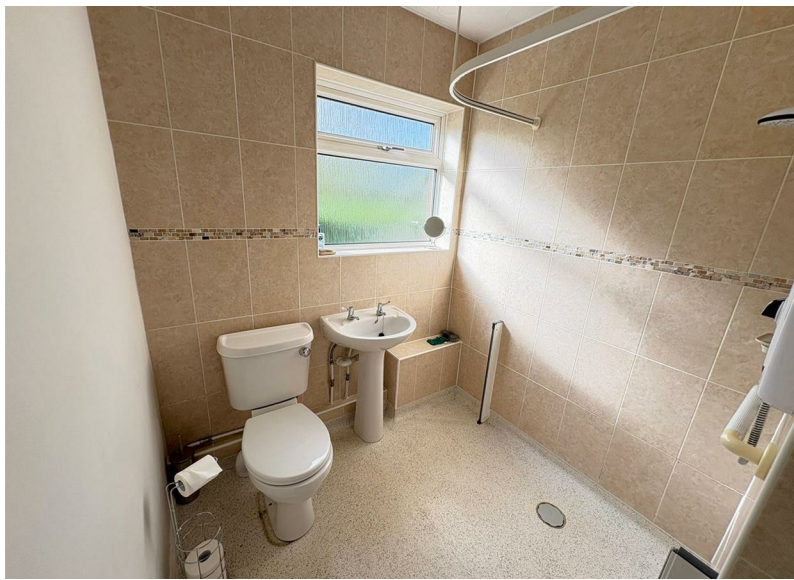
RENTERS RIGHT ACT

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/6915beb8bc34c86c/_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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
 01392 671598
rentals.exeter@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			76
England & Wales		EU Directive 2002/91/EC	