



The Cottage Courtlands Lane, Lypstone, Exmouth,
Devon EX8 3NZ

A lovely character cottage situated on the edge of
Lypstone.

Exeter 9.5 miles Exmouth 2.3 miles

• Available January • Two Bedrooms • EPC Band D • Part
Furnished • Garden and Parking • Deposit: £1211 • Council Tax Band
B • Term: 6 or 12 Months • Sorry No Pets • Tenant Fees Apply

£1,050 Per Calendar Month

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

DESCRIPTION

A lovely character cottage situated on the edge of Lympstone. The property comprises: entrance hall, cloak room, open plan kitchen/sitting/dining room, 2 double bedroom and bathroom. There is parking for 1-2 cars, the cottage also benefits from an enclosed rear garden. Unfurnished. Gas fired central heating. Available November. EPC Band D. Tenant fees apply.

ACCOMMODATION

Front door to:

ENTRANCE HALL

Laminate flooring, radiator.

CLOAK ROOM

Low level WC and wash hand basin, radiator, space for washing machine. Tiled flooring.

OPEN PLAN SITTING ROOM/DINER/KITCHEN

SITTING/DINING ROOM:

Window to the front and side with views over the estuary, feature fireplace (Not to be used), new carpet, radiator x 2. Door to the garden.

KITCHEN AREA:

Range of kitchen wall and base unit's, gas range style cooker with extractor fan over. Slim line dishwasher, white Belfast sink unit, wooden work tops, window to the front, radiator, tiled floor.

INNER HALL

Stairs to the first floor, understairs storage cupboard housing the gas boiler.

FIRST FLOOR LANDING

Window to the rear overlooking the garden, radiator.

BEDROOM 1

Double room, window to the front, radiator, carpet, double bed and mattress.

BATHROOM

White bath with shower over, WC and wash hand basin. Heated towel rail, pebble flooring.

BEDROOM 2

Good size double room. Double aspect, beamed ceiling, carpet, radiator, built-in wardrobes, open fireplace (not to be used). Double bed and mattress.

OUTSIDE

To the front of the property is parking for 1 or 2 cars. To the rear is a lovely enclosed garden which is mainly laid to lawn. There is a gravelled and patio area. The garden is enclosed by the original wall and fencing.

SITUATION

The Cottage is situated on the edge of the village of Lympstone, which is a highly regarded village in the favoured Exe Estuary with an excellent range of local facilities including a sailing club, pubs, village hall, general store, post office, primary and pre-schools, as well as an independent preparatory school. There is also a railway station with connection into Exeter. Nearby is the Exe Estuary Trail, a cycle path and walkway which runs around the Exe Estuary linking Exmouth, Exeter and Dawlish. The coastal resort of Exmouth is within 2 miles and provides an extensive range of facilities along with a marina. The centre of the university and



cathedral city of Exeter is 11 miles whilst junction 30 of the M5 motorway is around 8 miles.

SERVICES

Mains electricity, gas, water and drainage. Council Tax band B (0108001704)

Broadband -

Standard 5 Mbps 0.6 Mbps Good

Superfast 55 Mbps 15 Mbps Good

Ultrafast 1000 Mbps 200 Mbps

EE Limited

Three Limited

O2 Limited

Vodafone Limited

DIRECTIONS

From Exeter and the M5 proceed on the Sidmouth Road. At the Clyst St Mary roundabout take the 3rd exit to Exmouth on the A376. After around 5 miles, upon reaching Lymington continue on the Exmouth Road and at the brow of the hill, turn right onto Courtlands Lane, just before the Esso garage. Continue along this road and turn left onto Longmeadow Road, where a Stags 'To Let' board will be seen. Follow the communal driveway into the complex and The Cottage will be found at the bottom of the road next to the wooden gates.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available January. RENT: £1050 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1211 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 - £200 (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 BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.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 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	