



Brooklands Cottage , Coombelake, Ottery St. Mary,  
Devon EX11 1NJ

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Detached two bedroom cottage in sought after  
location close to Ottery St Mary.

Ottery St Mary 1 Mile - Honiton 5.8 Miles - Exeter (M5 Junction) 10.5 Miles

• Sitting / Dining Room • Kitchen / Breakfast Room • Ground Floor Bathroom • Parking / Garden • A Pet (terms apply) / Child Considered • Available Immediately on Unfurnished Basis • Long Let • Deposit: £1,211 • Council Tax Band: C • Tenant Fees Apply

£1,050 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Part glazed door leads to

## HALLWAY

With fitted carpet, coat hooks and stairs rising.

## GROUND FLOOR BATHROOM 7'10" x 4'11"

White suite comprising bath with mixer tap shower, shower curtain, pedestal wash hand basin with unit, low level WC, medicine cabinet, radiator and vinyl floor.

## SITTING ROOM 18'0" x 8'6"

Dual aspect room with beams, television/telephone points, door to under stairs cupboard, radiators and fitted carpet. Archway through to

## DINING ROOM 6'6" x 7'6"

Ideal dining room / study with radiator and fitted carpet.

## KITCHEN / BREAKFAST ROOM 11'5" x 9'10"

Comprising of wall base and drawer units, worksurface with inset stainless steel sink unit, space with plumbing for washing machine, electric cooker point/space, space for fridge freezer, radiator, vinyl floor to stable door to rear.

## STAIRS & LANDING

Stairs rising to landing with fitted carpet and doors to

## BEDROOM ONE 9'2" x 12'1"

Double with radiator and fitted carpet.

## BEDROOM TWO 6'6" x 10'2"

Small double with radiator and fitted carpet.

## OUTSIDE

Five bar gate from the road leads to gravel parking for two cars and the gravel pathways leads around to the rear of the property to the main entrance. There is an area of lawn with mature trees. To the far end of the cottage there is another area of lawn with mature tree, oil tank and oil fired boiler.

## SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 26 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: External (GOOD): EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band C

## SITUATION

The property is situated a short distance from the popular town of Ottery St Mary in a semi rural location close to the hamlet of Fairmile on the old A30. Ottery St Mary provides a good range of shops and services including a Sainsburys, pubs, churches, well regarded schools, post office, banks, medical centre, local hospital, recreational activities, sports centre and bus services. It is particularly accessible; 6 miles to the coast at Sidmouth, M5 at Exeter 10 miles with the A30 dual carriageway and Honiton is 5 miles with mainline rail services (Waterloo-Exeter).

## DIRECTIONS

From Honiton proceed in a westerly direction on the A30. After a short



distance take the first exit signposted Ottery St Mary. Proceed along the old A30 (not taking the turning to Ottery St Mary), proceeding through Fenny Bridges. Proceed as if you are going to join the new A30 but take the turn left signposted Fairmile. At the bottom of the hill in Fairmile turn left signposted Coombelake and Ottery St Mary and after a few hundred yards turn right opposite the garage and the cottage can be found on the left hand side.

From Ottery St Mary: From the town centre take the road signposted to Fairmile, proceeding down past the Drs surgery. Proceed past Cadhay House and turn left opposite the garage and the cottage is on the left handside.

What3Words: ///whiplash.comet.frostbite

### LETTING

The property is available to rent on a long let on renewable Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT: £1,050 per calendar month exclusive of all charges. If the let permits a pet the rent will be increased to £1,100 per month. DEPOSIT: £1,211 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. Usual references required. NO Smokers. A Pet (term apply)/Child 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:  
[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ltr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ltr_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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