



The Stables, Offwell, Honiton, Devon EX14 9SA

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A beautifully presented end-terraced cottage in sought after village location available un/part furnished.

Honiton 3 Miles - Exeter 20 Miles - Taunton 20 Miles;

• Spacious Sitting/Dining Room • Kitchen • Two Bedrooms Both Ensuites • Garden/Parking • Available Early May • Suit Working Professional(s) • Long Let • Deposit: £1,096 • Council Tax Band: B • Tenant Fees Apply

£950 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Part glazed door leads to

### SITTING / DINING ROOM 21'3" x 15'9"

Steps down from front door lead to a spacious dual aspect room with fireplace and electric effect woodburner, radiators, television point and wood flooring.

### CLOAKROOM

Comprising low level WC, wash hand basin and vinyl floor.

### KITCHEN

Comprising cream fronted wall, base and drawer units, work surface with stainless steel sink unit, electric oven and hob, space for dishwasher and fridge freezer, vinyl floor, part glazed stable door to rear and stairs rising.

### STAIRS TO LANDING

Stairs lead to landing with fitted carpet, radiator and door to walk in wardrobe.

### BEDROOM ONE 10'7" x 9'10"

Double with radiator and fitted carpet.  
Door to

### ENSUITE BATHROOM

White suite comprising bath with mixer tap shower spray, pedestal wash hand basin, low level WC, heated towel rail, Velux window and vinyl floor.

### BEDROOM TWO 10'10" x 7'6"

Single/small double with radiator and fitted carpet.  
Door to:

### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, wash hand basin, low level WC, heated towel rail and vinyl floor.

## OUTSIDE

To the front of the property is a area of lawn with gravel pathway to front door and open fronted storage area.  
To the rear is a cobbled courtyard enclosed and divided by flower planters. There is a utility room available for the tenant's use with washing machine, tumble dryer and sink.  
Adjacent to the driveway there is a gravel parking area with allocated parking for two cars for The Stables.

## SERVICES

Mains electric via sub meter, payable directly to the landlord.  
Mains water and drainage; the bill is split between the 3 cottages, payable directly to the landlords  
Heating: Biomass - the bill is split between the 3 cottages and is payable directly to the landlords  
Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps. Superfast: Download 47 Mbps, Upload 8 Mbps.  
Ofcom predicted mobile coverage for voice and data:  
OUTSIDE (Good); EE, Three, O2 and Vodafone.  
Council Tax Band: B

## SITUATION

The Stables is situated in a quiet rural country setting in the heart of the popular village of Offwell. The village benefits from Parish Church, primary school, social club. The market town of Honiton is approximately 3 miles drive and provides an extensive range of facilities, A30/A303 and main line railway link. The Cathedral City of Exeter and County Town of Taunton are both within 35 minutes drive.

## DIRECTIONS

From Honiton proceed on the A35 towards Axminster and after approximately one and a half miles turn right signposted Offwell (before the BP garage). Continue into the village and at the sharp left bend turn right to Offwell House. Continue up the drive and just before the gravel parking area to the main house follow the drive off to the right and immediately on the left is a gravel parking bay for The Stables.

What3Words: ///abundance.flight.diamonds

## LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: x£950pcm exclusive of all charges. DEPOSIT: £1,095 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.

The Landlord would prefer no pets residing at this property.

## 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.

## RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).

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*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.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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