



2 Warren Close, Payhembury, Honiton, EX14 3NA

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A beautifully presented 4 bedroom detached house in sought after village.

Honiton 8 miles; Exeter 10 miles; Cullompton 6 miles

• Spacious Sitting Room • Modern Kitchen & Dining Room • Two Bath / Shower Rooms • Gardens / Garage / Parking • A Pet / Children Considered • Available Early June on Unfurnished Basis • Long Let • Deposit: £2,076 • Council Tax Band: F • Tenant Fees Apply

£1,800 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Covered porch with part glazed door into;

## HALLWAY

With stairs rising, radiator and wood flooring.

Doors lead into;

## CLOAKROOM

Comprising white low level WC, vanity wash hand basin, radiator and wood flooring.

## SITTING ROOM

21'1" x 16'2"

Triple aspect room with patio door to side, woodburner, television point, radiators and fitted carpet.

## DINING ROOM

14'0" x 9'8"

With radiator, space for table and chairs and vinyl floor.

Opens into;

## KITCHEN

Comprising modern wall, base and drawer units, worksurface with inset sink and boiling water mixer tap, "dishwasher", integrated fridge, induction hob with extractor over, double electric oven, heated towel rail and vinyl floor.

Door into;

\*Please note that the landlord will leave the dishwasher for a tenants use but will take no liability to maintain, repair or replace if it ceases to work\*

## UTILITY

Comprising base unit with worksurface over, space for washing machine, radiator, vinyl floor, part glazed door to rear garden and integral door into garage.

## STUDY

9'3" x 8'0"

Ideal home office or playroom, fitted desk with storage below, wall mounted storage cupboards / bookshelves, radiator and fitted carpet.

## STAIRS AND LANDING

Stairs rise to landing with radiator, loft hatch with integrated ladder and fitted carpet.

Doors into;

## BEDROOM ONE

12'9" x 10'11"

Dual aspect double with fitted wardrobes, radiator and fitted carpet.

Door into:

## ENSUITE BATHROOM

White suite comprising bath with electric shower over, shower screen, low level WC, wash hand basin with illuminated mirror over, heated towel rail and vinyl floor.

## BEDROOM TWO

13'10" x 9'6"

Dual aspect double with fitted wardrobes and wall hung bedside units, radiator and fitted carpet.

## BEDROOM THREE

9'4" x 7'10"

Single with radiator and fitted carpet.

## BEDROOM FOUR

8'9" x 7'8"

Single bedroom with radiator and fitted carpet.

The landlord is currently using this as a home office.

## SHOWER ROOM

White suite comprising large walk in shower cubicle, low level WC, wash hand basin, heated towel rail, airing cupboard and additional storage cupboard and vinyl flooring.

## OUTSIDE

To the front of the property there is a driveway with parking for several vehicles and double doors to the garage. Adjacent to the drive and to the front is a lovely lawned area with mature plants and shrubs. To the right of the drive, there is a second, lawned area with trees and shrubs.

A pathway wraps around the property, giving easy access to all outside areas. Following the path to the right, you reach a dedicated section featuring vegetable beds, a greenhouse, shed and the oil tank.

This leads on through to the back garden, a secluded lawned area with a Devon bank and mature trees. The lawn stretches around the property to the patio area with raised pond and double doors to the living room. A gate from the patio area provides side access to the property.

## SERVICES

Electric - Mains connected

Drainage - Mains connected



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Water - Mains connected

Heating - Oil fired central heating & woodburner

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 1 Mbps.

Ultrafast: Download 1800 Mbps, Upload 950 Mbps

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

Local Authority: Council Tax Band F

### SITUATION

2 Warren Close is situated in the heart of the village of Payhembury, which offers an unusually complete range of amenities including a well regarded primary school, village hall, church, village pub and well stocked shop.

Payhembury is just 1.5 Miles from Feniton with a station on the London (Waterloo) to Exeter line, and 2 miles from the A30 which provides rapid access to the regional centre of Exeter, which supports an international airport, university, cathedral, various cultural venues and shopping opportunities.

The small town of Ottery St Mary is approximately 5 miles to the south hosting a range of facilities including the much revered Kings Secondary School. Honiton to the east has a rich traditional heritage and is renowned as a centre for antiques with particular historic connections to fine lace. A bustling market takes place weekly along its broad high street and the town offers a range of specialist independent shops and facilities including a community hospital.

### DIRECTIONS

From the A30, exit the dual carriageway and proceed towards Feniton and follow signposting towards Payhembury across the level crossing. Continue through the hamlet of Colestocks and on reaching the village green in Payhembury follow the road around to the left and after approx 100 yards turn left at Payhembury cross towards Talaton. Follow the lane and Warren Close can be found on the right handside with No.2 being on the left handside.

What3Words: ///jots.remodels.onion

### LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available from Early June. RENT: £1,800pcm exclusive of all charges. DEPOSIT: £2,076 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.

Pets may be considered at this property subject to a vetting application.

### 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.

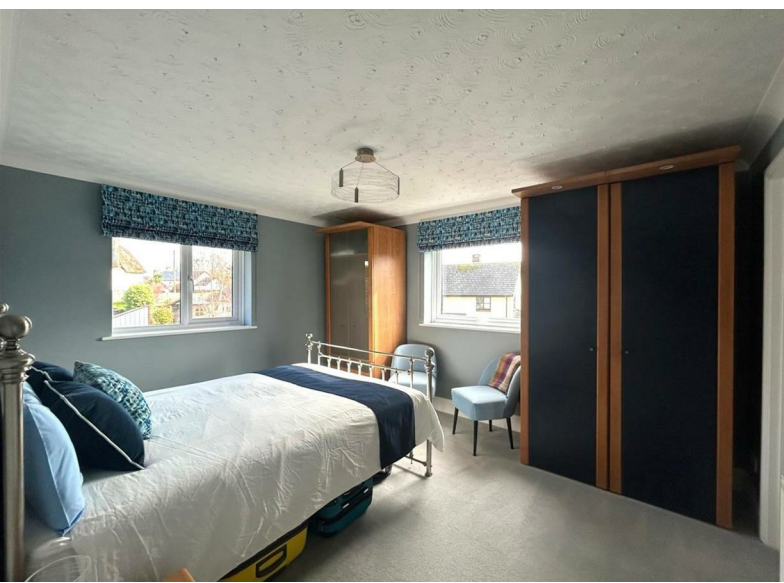
### RENTERS' RIGHTS ACT

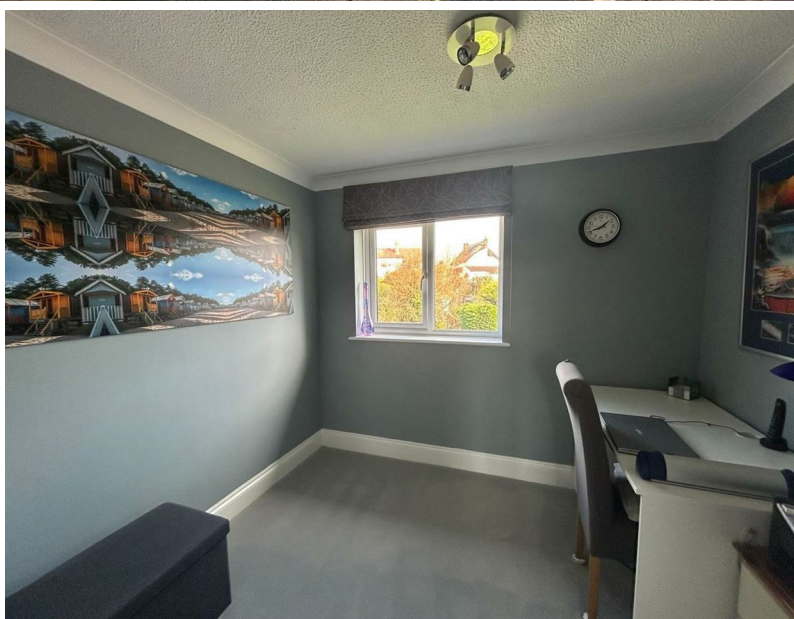
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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).





**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			
92-100	A		
81-91	B		
69-80	C		
55-68	D	59	75
49-54	E		
31-48	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	