



Beer's Cottage High Street, Stoke Canon, Exeter, Devon  
EX5 4AS

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A well-presented, two bedroom property located  
in the popular village of Stoke Canon.

Exeter City Centre 4.1 miles / Tiverton 10 miles

• Available End of August • Two Double Bedrooms • Modern Kitchen • Front  
and Side Garden • Popular Village Location • On Street Parking • Term: Long  
Term • Deposit: £1153 • EPC D • Tenant Fees Apply

£1,000 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A charming two bedroom cottage in the heart of Stoke Canon only 4.1 miles from Exeter City Centre. The property comprises sitting room, kitchen, bathroom and double bedrooms. Enclosed garden to side and front. On street parking to the front. EPC D. Available End of August. Tenant Fees Apply.

## ACCOMMODATION

Gate opens into garden with path leading to front door.

## ENTRANCE HALLWAY

Coat hooks and shelving + wooden bench. Cupboard housing fuse board. Understairs cupboard. Radiator. Door to -

## SITTING ROOM

Electric fire with mantle over, alcove and window to the front. Radiator.

## KITCHEN

Floor and wall mounted cupboards and drawer units. Built in oven with four ring gas hob and extractor over. Sink with drainer and mixer tap over. Space for fridge/freezer and washing machine. Obscure window to the side aspect.

From the entrance hallway stairs lead to -

## LANDING

Cupboard with shelving and hot water tank.

## BEDROOM ONE

Window to the front and radiator.

## BEDROOM TWO

Window to the front and radiator.

## BATHROOM

Bath with shower over, low level WC and wash hand basin. Heated towel rail. Obscure window to the side aspect.

## OUTSIDE

Gardens to front and side of property with shed and bin store area.

## SERVICES

Mains Electric, Gas and Water. Council Tax Band B.  
Broadband - Superfast 80 Mbps 20 Mbps  
Phone Coverage - EE Strong / Vodaphone, Three and O2 - Ok

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available end of August. RENT: £1000 pcm exclusive of all charges. DEPOSIT: £1153 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://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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
92 (A+)	A		
81 (A)	B		
69 (B)	C		
55 (D)	D	67	
48 (E)	E		
39 (F)	F		
31 (G)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			