



Greenhayes Road Past Pitney Farm, Broadhembury,
Honiton, Devon EX14 3LE

Newly renovated detached woolaway bungalow
with stunning views in rural location.

Honiton 4.5 miles - Cullompton M5 7 miles

• Newly Fitted Kitchen / Utility • Two Reception Rooms • Three Bedrooms • Parking / Garage /
Gardens • A Pet (terms apply) / Children Considered • Available Immediately on Unfurnished
Basis • Long Let • Deposit: £1,384 • Council Tax Band: B • Tenant Fees Apply

£1,200 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Covered porch with terracotta tiled floor and part glazed front door

ENTRANCE HALL

6'6" x 5'0"

With coat hooks and tiled floor leading through into

UTILITY

12'0" x 6'7"

Comprises range of base units with wood effect worksurface, inset stainless steel sink unit, space for dishwasher, washing machine and tumble dryer, tiled flooring.

KITCHEN

Step with glazed door from entrance leads to the kitchen which comprises wall, base and drawer units, wood effect worksurface with stainless steel sink unit, space for under counter fridge, space for electric cooker, extractor hood, door to storage cupboard and laminate flooring. Arch leads through to

DINING ROOM

9'1" x 9'0"

With electric heater, door to airing cupboard, television point and laminate floor.

SITTING ROOM

16'3" x 12'1"

Over looking the rear garden with stunning countryside views, feature stone wall with woodburner on flagstone hearth, electric heater, television / telephone points, newly fitted carpet and glazed door to the rear.

INNER HALL

With newly fitted carpet and doors into

BEDROOM TWO

10'9" x 9'0"

Double with electric panel heater and newly fitted carpet.

BEDROOM ONE

10'9" x 10'9"

Double with electric panel heater, television point and newly fitted carpet.

BEDROOM THREE / OFFICE

9'1" x 7'6"

Ideal home office or single bedroom with electric panel heater and newly fitted carpet.

CLOAKROOM

Comprises low level WC and laminate floor.

BATHROOM

White suite comprising bath with electric shower, shower screen, vanity wash hand basin, heated towel rail, extractor fan and laminate floor.

OUTSIDE

The property is set within its own grounds with gates to private drive with parking and turning, and garage. To the front there is a small area of lawn with mature trees and shrubs. The pathway leads around both sides of the bungalow to the rear with paved seating area adjacent to the sitting room which takes in the stunning countryside views. The garden is laid to lawn with mature trees and shrubs.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Water - Treated bore hole water and mains.

Heating - Electric heating & wood burner

Ofcom predicted broadband services - Standard: Download 28 Mbps, Upload 1Mbps.

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

Local Authority: Council Tax Band: B

SITUATION

Greenhayes is situated in an accessible location just off the A373 on Hembury Hill, the bungalow is well located with good access to Honiton and Cullompton. The picturesque villages of Payhembury and Broadhembury both have beautiful thatched cottages each with a Public House, old Parish Church, primary school and village Stores. Nearby are extensive bridleways and paths leading deeper into the Blackdown Hills for walkers and horse riders in this National Landscape (formerly known as Area of Outstanding Natural Beauty AONB).



Honiton, to the south east, and Cullompton, to the north west, are equidistant, with a good range of amenities and provide access to the A30 and M5. Exeter is an easy commute and offers a wide range of cultural and educational facilities. There are regular rail services to London Waterloo from Honiton and Exeter International Airport provides a number of domestic and international flights.

DIRECTIONS

From Honiton High Street take the A373 (Dowell Street) towards Awliscombe & Cullompton. Follow the road for approx. 3.5 miles passing through Awliscombe, climbing up the hill to the top of Hembury Fort, as you pass through the tree line you will pass the crossroads, then take the next right. Follow the lane for approx. 0.5 miles and Greenhayes can be found on the left handside.

What3Words: ///beads.keep.character

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available Immediately. RENT: £1,200pcm exclusive of all charges. DEPOSIT: £1,384returnable 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. No Smokers. Children Considered. 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
Very energy efficient - lower running costs	100
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	