



Grange View , Broadhembury, Honiton, EX14 3LW

A beautifully presented semi detached house in rural location.

Honiton 6 miles - M5 (J28) 6 miles; - Exeter 20 miles

• Spacious Open Plan Kitchen / Dining / Living Area • Sitting Room • Three Bedrooms • Drive / Parking / Large Gardens • Available Immediately on Unfurnished Basis • A Pet (terms apply) Children Considered • Long Let • Deposit: £1,673 • Council Tax Band: C • Tenant Fees Apply

£1,450 Per Calendar Month

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

ACCOMMODATION INCLUDES

Covered porch with part glazed door to

ENTRANCE HALL

With stairs rising, telephone point, coat hooks and vinyl floor.
Doors to

7'2" x 5'10"

SITTING ROOM

Dual aspect with woodburner set in fireplace, radiator and wood flooring.

15'10" x 11'10" (10'8")

OPEN PLAN KITCHEN / DINING / LIVING AREA

L-shaped triple aspect room with bi-folding doors to the garden and solid door to rear, wood flooring throughout.

23'7" (15'10") x 20'11" (8'4")

Kitchen area comprises of wall, base and drawer units, worksurface with inset ceramic sink unit, electric range cooker with extractor over, *dishwasher and fridge freezer*. Island with storage below and breakfast bar seating.

Space for table, chairs and sofas.

Please note that the landlords will leave the white goods for a tenants use but will take no liability to maintain, repair or replace should these cease to work

WALK IN STORAGE/PANTRY

Door from the kitchen into walk in storage / pantry area. Sliding door leads through to

CLOAKROOM

Comprises of a low level WC, vanity wash hand basin and vinyl floor, further door to under stairs storage.

STAIRS AND LANDING

Stairs rising to landing with loft hatch and fitted carpet.
Doors to

BEDROOM ONE

Double with doors to wardrobe, television aerial point, radiator and fitted carpet.

11'10" x 9'10"

BATHROOM

Newly fitted white suite with p-shaped bath, electric shower over, shower screen, pedestal wash hand basin, low level WC, heated towel rail and laminate floor.

BEDROOM THREE

Single with radiator and fitted carpet.

7'7" (3'11") x 8'4" (6'10")

BEDROOM TWO

Small double with shelving, door to wardrobe, radiator and fitted carpet.

11'11" x 7'10"

OUTSIDE

Five bar wooden gate leads to a gravel drive with turning and parking for several vehicles.

A gravel pathway leads to the front porch with raised seating area and an area of lawn. The gravel pathway continues around to the side and rear of the property with steps which lead to the paved seating area with pergola and further covered seating area with storage shed. The garden is laid mainly to lawn with raised flower and shrub beds, To the rear is vegetable garden with green house,

To the rear of the property adjacent to the back door is a cover area with butler sink and step to the LAUNDRY ROOM (18.5 x 1.78) fully insulated with power and light, worksurface, space for washing machine and tumble dryer.

Opposite the driveway is a five bar metal gate which provides access to a further area of garden which is laid to lawn with young fruit trees and hedging.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating & wood burner

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Superfast: Download 45 Mbps, Upload 8 Mbps.



Ofcom predicted mobile coverage for voice and data: OUTSIDE (Good) - EE, Three, O2 and Vodafone.
Local Authority: Council Tax Band C

SITUATION

Grange View is located on the edge of the sought-after village of Broadhembury, offering a primary school, pub, church, and village hall. Honiton is around 6 miles away and provides a wide range of day-to-day amenities, supermarkets, and a mainline railway station with services to London Waterloo. The A30 is easily reached, giving good access to Exeter, the M5, and the wider road network. The surrounding area falls within the Blackdown Hills Area of Outstanding Natural Beauty, offering excellent walking and outdoor opportunities.

DIRECTIONS

From Honiton take the A373 towards Cullompton. Follow the road for approx 5 miles turning left signposted Broadhembury. Follow the road for half a mile taking the left hand turn sign posted Causeway. Follow the road to the crossroads at Causeway End - head straight over signposted Kerswell and follow the road and the property can be found on the left handside.

What3Words: ///printer.urgent.fidelity

LETTING

The property is available to rent on a long let on a renewable Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT: £1,450 per calendar month exclusive of all charges. Where a pet is permitted at the property the rent will be increased by £25pcm per pet. DEPOSIT: £1,673 returnable at the end of the 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 (terms apply)/Children Considered, Viewings 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implement_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.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
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	