



3 Drakes Meadow, Yarcombe, Honiton, Devon EX14 9BN

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A mid terraced 2 bedroom house situated within the popular village of Yarcombe.

Honiton 7 miles; Taunton 13 miles; Exeter 26 miles

• Sitting Room • Open Plan Kitchen / Diner • Courtyard Garden / Parking • One Small Pet (terms apply) / Child Considered • Available Early March • Unfurnished • Long Let • Deposit £917 • Council Tax Band: B • Tenant Fees Apply

£795 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

Double glazed front door into;

### SITTING ROOM

10'10" x 10'5"

With stairs rising, understairs cupboard housing the water tank and immersion, television point, electric heater and laminate floor.

Opening to;

### KITCHEN / DINER

13'6" x 8'5"

Comprising beech fronted wall, base and drawer units, marble effect worksurface with inset stainless steel sink unit, space for electric oven, electric halogen hob with extractor over, space for fridge freezer and washing machine, electric heater, space for table and chairs, laminate floor and double glazed door into courtyard.

### STAIRS AND LANDING

Stairs rising to landing with fitted carpet and doors to;

### BEDROOM ONE

10'5" x 9'9"

Double with over stairs wardrobe, electric heater and fitted carpet.

### BEDROOM TWO

9'10" x 7'7"

Small double with electric heater and laminate floor.  
The wardrobe will be left in the property for a tenants use.

### BATHROOM

Coloured suite comprising bath with electric shower over, shower screen, low level W.C, pedestal wash hand basin, medicine cabinet and Dimplex fan heater.

### OUTSIDE

To the front of the property is a small gravelled garden.  
The courtyard to the rear of the house is enclosed with pedestrian gate, artificial grass and gravelled area.  
There are parking spaces for each individual property and additional parking to the far end of the cul-de sac.

### SERVICES

Electric - Mains connected (key meter)  
Drainage - Mains connected  
Water - Mains connected  
Heating - Electric heaters  
Ofcom predicted broadband services - Standard: Download 10 Mbps, Upload 0.9 Mbps  
Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone  
Local Authority: Council Tax Band B

### SITUATION

The property is situated within the popular village of Yarcombe which has the Yarcombe Inn, village hall and The Belfry Country Hotel. The village is conveniently situated approximately 10 minutes drive from the towns of Chard and Honiton, both providing full range of shops and services. At Honiton there is a mainline railway station on the Waterloo Line and the property has easy access to A30/A303 and M5 Junction 25 at Taunton.

What3Words: ///bandage.valued.skirt

### DIRECTIONS

From Honiton proceed easterly on the A30 and after approximately 5 miles turn right sign posted Chard. Proceed

along this road down the hill entering the village of Yarcombe. Proceed through the village taking the left turning before the Yarcombe Inn and the church. Follow the road down past the village hall and Drakes Meadow can be found on the right hand side.

### LETTING

The property is available to rent for a period of 6 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available from early March. RENT: £795 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £825pcm. DEPOSIT: £917 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. Usual references required. No Smokers. A Small Pet (terms apply)/Child Considered. Viewing 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c_roadmap.pdf)



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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		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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