



3 Bridge Farm Cottages Stoke Hill, Stoke Canon, Exeter,  
Devon EX5 4EE

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A one double bedroom cottage situated on the outskirts of the popular village of Stoke Canon and only a ten minute drive into Exeter City centre.

Stoke Canon 0.4 Miles / Exeter 3.5 Miles

- One Double Bedroom • Modern Kitchen • Large Shower Room • Parking • Shared Garden • Long Term • Available Mid June • Council Tax Band B • Deposit: £980 • Tenant Fees Apply

**£850 Per Calendar Month**

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## DESCRIPTION

A one bedroom end terrace cottage situated on the outskirts of the popular village of Stoke Canon and only a ten minute drive into Exeter City centre. The property comprises of a large open plan kitchen/living area, one double bedroom and shower room. Shared garden and parking available. Council Tax Band C. Available Mid June. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

## ENTRANCE HALLWAY

A large entrance hall with radiator. Doors to -

## BATHROOM

Shower unit, low level WC and wash hand basin with cupboard under. Heated towel rail and obscure window to the side aspect.

## BEDROOM

**12'5" x 10'2"**

TV aerial socket, radiator and obscure window to the side aspect.

## OPEN PLAN KITCHEN / DINING ROOM

**16'0" x 14'9"**

A modern kitchen with floor and wall mounted cupboards and draw units. Built in oven and hob with four ring electric hob.

Sink with drainer and mixer tap over. Space for white goods. Window to the rear with views over countryside. Back door out to shared garden.

## OUTSIDE

Shared garden to the rear of the property and parking available.

## SERVICES

Electric - Mains connected

Water - Mains connected

Heating - LPG gas

Ofcom predicted broadband services - Standard: Upload 1Mbps, Download 15 Mbps. Superfast: Upload 20 Mbps, Download 80 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 located on the outskirts of a popular village of Stoke Canon, which offers primary school, church, post office and local amenities. It is approximately 4 miles distance away from Exeter City Centre and only a 8 minute drive to a mainline railway service to Waterloo and Paddington.



## DIRECTIONS

From Exeter city centre drive in the direction of Tiverton on the A396. As you approach the bridge before Stoke Canon take the right hand turn on the bend up Stoke Hill, Bridge Farm is the first left hand turn and the property can be found on the left hand side.

## LETTING

The property is available to let long term on an assured shorthold tenancy, unfurnished and is available mid June. RENT: £850 pcm exclusive of all charges. Preferably no pets. DEPOSIT: £980 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.

## 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.

## 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)





*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 |  |                         |           |
| (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 |  |                         |           |
|                                             |  | 39                      | 72        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |