



1 Pithayes Cottages Church Road, Whimble, Exeter,
Devon EX5 2TG

A beautifully presented unfurnished cottage on the outskirts of the village.

Exeter 10.5 Miles / Honiton 8.6 Miles

• Three Bedrooms • Sitting Room • Kitchen / Dining Room • Family Bathroom • Front & Rear Gardens • Off Road Parking • Available Now • Council Tax Band: D • Deposit: £1,903 • Tenant Fees Apply

£1,650 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A beautifully presented unfurnished cottage on the outskirts of the village. The property comprises of a spacious entrance hall with utility area, sitting room with wood burner, kitchen/dining room with pantry, family bathroom and 3 bedrooms. Gardens to the front and rear with parking for several cars. LPG gas tanks. Septic tank drainage. Available Immediately. Tenant fees apply.

ACCOMMODATION

Front door opens into;

ENTRANCE HALL

Spacious entrance hallway with utility area and space and plumbing for washing machine and tumble dryer.

DOWNSTAIRS W.C

White suite comprising low level w.c, Belfast sink and tiled splash back.

SITTING ROOM

A spacious room with wood burning stove, radiator, window seat, TV point and door to under stairs cupboard. Door to;

KITCHEN / DINING ROOM

Comprising fitted base and drawer units, worksurface with inset stainless steel sink unit, gas oven and gas hob with extractor hood over. A separate kitchen island with wooden worksurface, bar stool seating and additional integrated storage.

Door to pantry with fitted shelving.

FIRST FLOOR LANDING

Stairs lead to first floor landing with Velux window and doors to storage cupboards housing boiler and water cylinder. Doors lead to;

BEDROOM TWO

Good sized double bedroom with window to the front, exposed beams, wardrobe and radiator.

FAMILY BATHROOM

White suite comprising corner bath, shower cubicle, low level w.c and pedestal wash hand basin with exposed beams and heated towel rail.

BEDROOM THREE

Small double bedroom with window to the front, exposed beams and radiator.

BEDROOM ONE

Good sized double bedroom with window to the front, exposed beams, radiator and TV point.

OUTSIDE

Private gates lead to a hard standing parking area for several vehicles and a front garden laid mainly to lawn with surrounding hedges. Side gate leads to an enclosed rear garden also laid to lawn with flower beds and a garden shed.

SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Septic tank. Shared with the neighbouring property and the cost for emptying this will be split

Heating - LPG gas bottles and wood burner

Ofcom predicted broadband services - Broadband is provided by the Landlords at a speed of 80Mbps and the cost for this is included within the rent



Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone

Local Authority: Council Tax Band D

SITUATION

The property is situated on the outskirts of the village of Whimble in East Devon, offering a primary school, post office/stores, two pubs, a doctor's surgery, and a village hall. The village also benefits from easy access onto the A30 into Honiton and Exeter and just a short walk away is the train station which is on the London Waterloo line. In addition Exeter Airport can be found just 5 miles away.

DIRECTIONS

Following the A30 from Exeter, take the exit to Daisymount roundabout and at the roundabout, take the first exit onto Exeter Road, continue straight on this road and after approximately 1 mile turn right onto Church Road and the property can be found after roughly 100 yards, on the left.

LETTING

The property is available to let on an assured shorthold tenancy, for 12 months plus, unfurnished and is available immediately. RENT: £1,650pcm exclusive of all charges. DEPOSIT: £1,903 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. 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/lnr_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	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	