



The Old Hurdle House High Street, Newton Poppleford,
Sidmouth, Devon EX10 0DW

A spacious one bedroom bungalow in the centre
of Newton Poppleford,

Sidmouth 4 Miles - Exeter (M5) 7.5 Miles

• Convenient Location • Open Plan Kitchen/Living Area • Shower Room • Suit
professional person • Available Unfurnished • Available Mid June • Long
Let • Deposit: £721 • Council Tax Band: A • Tenant Fees Apply

£625 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Hardwood part glazed door from outside leading to

KITCHEN/LIVING ROOM

13'1" x 11'9"

Range of modern fitted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric oven and hob with extractor above, space with plumbing for washing machine. Open plan living area with beamed vaulted ceiling, cupboard containing combi gas boiler running domestic hot water, full central heating, radiator and laminate flooring. Door to;

BEDROOM

10'10" x 8'7"

Double with laminate flooring, beamed vaulted ceiling and radiator. Door into;

SHOWER ROOM

Comprises of walk-in shower/wet room, shower curtain, low level WC, pedestal wash hand basin, radiator.

OUTSIDE

There are no outside areas with the property. On street parking is available on a first come basis.

SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 6 Mbps,

Upload 0.8 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: Good Outside - EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band: A

SITUATION

The property is situated adjacent to the High Street through Newton Poppleford and within easy walking distance of all the main local shops and services. Parking is usually available a short distance from the property. The Cathedral City of Exeter with M5 junction is approximately 20 minutes drive to the west and the coastal town of Sidmouth 10 minutes drive to the south.

DIRECTIONS

Proceed into the village of Netwon Poppleford along the main High Street with the property being found opposite the Cannon Inn public house.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available from Mid June. RENT: £625pcm exclusive of all charges. DEPOSIT: £721 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.

The Landlord would prefer no pets residing at this property.

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.



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			88
92-100	A		
81-91	B		
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	