

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds  
& Sampson

A photograph of a single-story house with a dark grey tiled roof and a white garage door. The house is surrounded by lush greenery, including trees and bushes. A stone-paved patio area is in the foreground, with a small potted plant and a wooden bench. The house has a gabled roof with two skylights and a small window next to the garage door.

# Watchcombe House

Shute, Axminster, Devon

# Watchcombe

Shute  
Axminster  
Devon EX13 7QN

A detached chalet set in a rural location, a short drive from Colyton.



- Unfurnished
- Long term let
- Available late July
- Under floor heating
  - Detached
  - Rural location

£795 Per Calendar Month

Bridport Lettings  
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## THE PROPERTY

A converted chalet situated in a rural location, a short drive away from the sought after town of Colyton.

Available late July for an initial 12 month tenancy.

The property offers, open plan sitting room/diner/kitchen with under floor heating, store area, cloakroom, double bedroom, study/single room and bathroom.

To the front is a patio and parking, to the rear is a small garden.

The Chalet can be let fully furnished, part furnished or unfurnished.

The rent is exclusive of all utility bills council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is good, outdoor mobile signal is good. There is a very low risk of flooding as stated by the GOV.UK website. The property has LPG central heating and is unfurnished.

## DIRECTIONS

[what3words///skidding.texted.regarding](https://www.what3words.com/skidding.texted.regarding)

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Energy Efficiency Rating		Current	Potential
Your energy efficiency (overall energy score)			
101-150 kWh/m <sup>2</sup> A	92-100 kWh/m <sup>2</sup> B	78	82
81-100 kWh/m <sup>2</sup> C	69-80 kWh/m <sup>2</sup> D		
61-80 kWh/m <sup>2</sup> E	51-68 kWh/m <sup>2</sup> F		
41-60 kWh/m <sup>2</sup> G	21-50 kWh/m <sup>2</sup> H		
For more information on energy ratings visit <a href="http://www.gov.uk">www.gov.uk</a>			
England & Wales		EU Directive 2002/91/EC	



Office/Neg/Date



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