

STAGS

Little Court Whimple, Exeter, Devon EX5 2QX

A beautifully presented unfurnished semi-detached barn conversion in sought after rural location.

Exeter 9 Miles Honiton 9.5 Miles

• Open Plan Kitchen / Living Area • Two Bedrooms • Modern Shower Room • Detached Utility / Boot Room • Garden • Parking • Deposit: £1,269 • Council Tax Band: B • Tenant Fees Apply • Available December 2026

£1,100 Per Calendar Month

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

ACCOMMODATION INCLUDES
Steps up from parking area lead to front door into;

HALLWAY
With wood floor, coat hooks, loft hatch and doors to;

OPEN PLAN LIVING / KITCHEN AREA
17'11" x 16'0"

The open plan living area comprise vaulted ceiling with beams, television / telephone points, underfloor heating throughout. The kitchen comprises of modern wall, base and drawer units, worksurface with inset stainless steel sink unit, integrated dishwasher, double oven, electric hob with extractor over, fridge freezer space and breakfast bar. Part glazed door leads to the side of the property.

BEDROOM ONE
15'11" x 10'5"

Dual aspect double with fitted wardrobes, storage cupboard, beams, television point and underfloor heating.

SHOWER ROOM
White suite comprising large walk in shower cubicle, low level WC, vanity wash hand basin, mirror, shaver socket, heated towel rail and tiled floor.

BEDROOM TWO
10'11" x 8'2"

Small double with cupboard housing the under floor heating controls, television / telephone points and underfloor heating.

OUTSIDE
There is parking for a couple of vehicles to the front of the property.
To the front there is a raised gravel area with steps to the front door. The gravel area continues to the side of the property with access into the kitchen area and into the detached utility. Adjacent to the detached utility room is a small garden area for the tenants use.

DETACHED UTILITY ROOM
12'2" x 10'5"

Part glazed door leads to the utility / boot room with modern fitted wall and base units, wood effect worksurface with inset stainless steel sink unit, space for washing machine and tumble dryer, wood effect floor.

SERVICES
Electric - Mains connected
Drainage - Private drainage INCLUDED in the rent
Water - Mains connected, supplied via a sub meter and payable directly to the landlord.
Heating - Air source heat pump.
Ofcom predicted broadband services - Standard: Download 9 Mbps, Upload 1Mbps. Ultrafast: Download 950 Mbps, Upload 950 Mbps *PLEASE NOTE: The internet is connected and supplied by Voneus - the contract will remain in the landlords name, the cost will be payable directly to the landlord.*
Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone.
Local Authority: Council Tax Band: B

SITUATION
The property is situated in a pleasant rural location adjacent to the entrance drive to Larkbeare Court Farm. The property is approximately 9.5 miles from the market town of Honiton and 9 miles to the Cathedral city of Exeter, with easy access to the main A30 at the Daisy Mount roundabout, approximately 5 minutes drive. The property benefits from an open outlook across adjoining countryside.

DIRECTIONS
At the Daisy Mount roundabout from the A30 take the exit towards Whimple. After a short distance turn right sign posted Larkbeare and Fairmile. Proceed along this road and at the top of the hill turn left sign posted Larkbeare (just past the Moor View Industrial Estate on the right hand aside.) Proceed along this country lane for approximately 1 mile turning left into Hollyball Lane at Hollyball Cross. Proceed along this road taking the first entrance on the right hand side, sign posted Larkbeare Court and Little Acorns. Proceed along the lane passing Little Acorns on your right and take the driveway on the right, signposted Madge Cottage. Follow the lane to the end, turn into the large parking area and the property will be found on the right handside.

What3words: ///splashes.grumbling.benched

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100 pcm exclusive of all charges. DEPOSIT: £1269 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.
Pets may be considered at this property subject to a vetting application.

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
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.

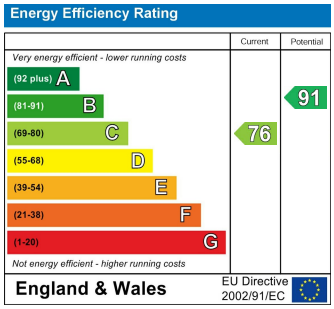








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk
stags.co.uk

@StagsProperty