



Shapwick House Annexe Cannington Lane, Uplyme,
Lyme Regis, DT7 3SW

A newly renovated annexe situated in rural location
on the edge of Uplyme.

Lyme Regis 2 miles - Axminster 5 miles

• Newly Fitted Kitchen • Living / Bedroom Area • Bathroom • Parking / Courtyard
Garden • Suit Professional Person • Available Immediately on Unfurnished
Basis • Long Let • Deposit: £576 • Council Tax Band: A • Tenant Fees Apply

£500 Per Calendar Month

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

ACCOMMODATION INCLUDES

Part glazed uPVC front door leads into

ENTRANCE AREA

6'11" x 4'1"

With newly fitted flooring and solid door which leads into

HALLWAY

L-shaped area with electric heater, water tank with immersion heater, space for washing machine, coat hooks and tiled flooring.

LIVING / BEDROOM

14'3" x 9'2"

Bay window, wardrobe, electric heater, telephone point, television aerial and newly fitted carpet.

KITCHEN

Newly fitted wall, base and drawer unit, worksurface with stainless steel sink unit, electric cooker, with extractor over, space for under counter fridge and vinyl floor.

BATHROOM

White suite comprising bath with mixer tap shower, low level WC, pedestal wash hand basin, mirror cabinet, heated towel rail, extractor fan and vinyl floor.

OUTSIDE

The property boundary extends to the front, side and rear of the annexe with hard standing for a couple of vehicles. A sloped pathway leads to the front door. To the rear is a seating area with garden shed.

SERVICES

Electric - Mains connected

Water & Drainage - A contribution of £30 per calendar month is payable to the landlords.

Heating - Electric panel heaters

Ofcom predicted broadband services - Standard: Download 4 Mbps, Upload 1Mbps.

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

Local Authority: Council Tax Band A

SITUATION

The annexe is situated on the outskirts of the village of Uplyme with a wide variety of local amenities, including a petrol station/Post Office/village shop, church, highly regarded primary/secondary schools, village hall with cricket pitch and tennis club and public house.

The popular coastal town of Lyme Regis is very close by with lovely beaches, harbour and the iconic Cobb. This thriving town offers bespoke shopping and dining as well as good provision of day to day amenities, including a health centre, churches, library and an independent theatre. The whole area is designated as an Area of Outstanding Natural Beauty (AONB) with excellent walking opportunities easily accessible from the property, including the lovely walk along the River Lyme to Lyme Regis.

DIRECTIONS

Proceed along the A3052 in an easterly direction proceeding through the hamlet of Rousdon passing the entrance to Rousdon Estate on your right and Shrubbery Garage on your left hand side. After a further mile you will pass the entrance to Pinhay House on the right hand side. As you drop down the hill take the slip road on your left into Cannington lane, follow the

lane and Shapwick House is the second property on the left before the viaduct.

What3Words: ///clothed.palettes.sands

LETTING

The property is available to rent on a long let on a renewable Assured Shorthold Tenancy and is available Immediately. RENT: £500 per calendar month with an additional £30 pcm payable for water and drainage, but exclusive of all other charges. DEPOSIT: £576 returnable at the 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. Usual references required. No Smokers/Pets/Children. Would Suit Professional Person. Viewing 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. 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.

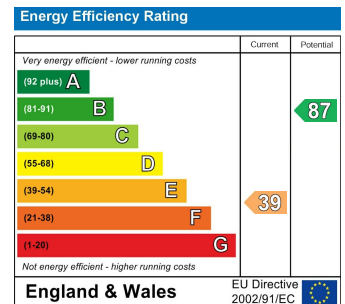
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

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/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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