



Lamacroft Farm Annex Lamacroft Farm, Kennford, Exeter, EX6 7TS

Located in the popular village of Kennford, this charming one bedroom cottage offers characterful accommodation with a spacious living room, fitted kitchen, double bedroom and shower room.

Exeter City Centre 6.3 Miles

• Available Now • One Double Bedroom • Long Term Let • Use of Garden • Parking x 1 Car • Popular Village • Deposit: £695 • Council Tax Band A • EPC E

£695 Per Calendar Month

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

ACCOMMODATION

Located in the popular village of Kennford, this charming one bedroom cottage offers characterful accommodation with a spacious living room, fitted kitchen, double bedroom and shower room. Benefitting from allocated parking and use of a garden, the property enjoys a peaceful village setting with excellent access to Exeter, the A38 and M5. Council Tax Band A. Available Now.

DESCRIPTION

Front door opens into -

KITCHEN

11'5" x 6'9"

Floor mounted cupboards and drawer units. Sink with drainer and mixer tap. Electric cooker freestanding. Space for white goods. Window to the rear aspect.

SHOWER ROOM AND WC

Shower, low level WC and wash hand basin with mirrored cabinet over.

Stairs lead to -

SITTING ROOM

14'9" x 13'5"

Feature wood burner (not in use), radiator and windows to the front and rear aspect.

BEDROOM

14'9" x 13'5"

Window to the rear aspect. Radiator.

OUTSIDE

Use of garden and parking for 1 x car.

SERVICES

Mains Water and Electric. Council Tax Band A.
Broadband Speed - Superfast 54 Mbps 8 Mbps
Phone Coverage - EE / Vodafone Strong
Ofcom Provided.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £695 pcm exclusive of all charges. DEPOSIT: £695 returnable at end of tenancy subject to any deductions. References required.
Pets may be considered at this property subject to a vetting application.



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

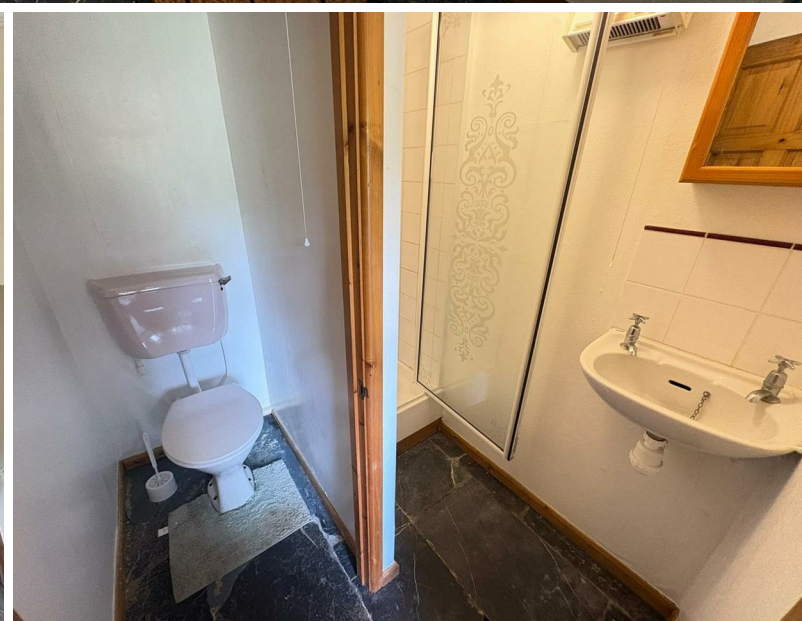
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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](https://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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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		77
(81-91) B		
(69-80) C		46
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC