



Valley View Luppitt, Honiton, Devon EX14 4SL

Superbly positioned detached bungalow with garage and workshop.

Honiton 4.5 Miles - Taunton 18.5 Miles;

• Kitchen/Breakfast Room • Sitting Room • Two Double Bedrooms • Lovely Gardens and Parking • Available Immediately on Unfurnished Basis • A Pet/Children Considered • Long Let • Deposit: £1,269 • Council Tax Band: D • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION

From front double glazed door to

HALLWAY

With door to airing cupboard with electric immersion, radiator, tiled floor and doors to

SITTING ROOM

14'10" x 11'7"

Dual aspect room with open fire in tiled fireplace, radiator, television / telephone points and fitted carpet.

KITCHEN/BREAKFAST ROOM

12'2" x 10'7"

Comprising a range of fitted base and drawer units, worksurface with inset stainless steel sink unit, electric cooker, space for washing machine, door to walk in pantry, storage cupboard and door to rear porch with door to outside,

BEDROOM ONE

11'11" x 11'10"

Double overlooking the front with radiator and fitted carpet.

BEDROOM TWO

10'9" x 10'10"

Double over looking the rear garden and valley with radiator and fitted carpet.

BATHROOM

White suit comprising bath with mixer tap shower spray, low level WC, pedestal wash hand basin, corner wall unit, radiator and vinyl floor.

OUTSIDE

Driveway providing parking for a couple of vehicles, with garden areas laid to lawn either side. Adjoining the bungalow is a single garage with power and light and the oil fired boiler running domestic hot water and full

central heating. Pathway leads around to the side and rear of the property and to the separate large workshop/store with power and light and log store. The bungalow is set within its own gardens which are laid mainly to lawn with mature trees and shrubs

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Private water - Included in the rent.

Heating - Oil fired central heating & open fire.

Ofcom predicted broadband services - Standard: Download 10 Mbps, Upload 1Mbps.

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

Local Authority: Council Tax Band: D

SITUATION

The property is situated in an elevated position on the outskirts of the village of Luppitt with superb views across the valley to the village.

Luppitt provides village hall, church, and public house with Upottery a short distance to the South with a good range of facilities to include popular primary school. The market town of Honiton is approximately 10 minutes drive to the West providing extensive range of facilities, A30/A303 and main line railway link. The county town of Taunton and Cathedral city of Exeter with M5 junctions are approximately 30 minutes drive.

DIRECTIONS

From Honiton proceed in an Easterly direction on the main A30 towards



the village of Monkton turning left just before the village, sign posted Luppitt 2 miles. Proceed over the river bridge bearing right towards Beacon. Proceed along this road, up the hill bearing left into the hamlet of Beacon then turning right at the junction sign posted Upottery 3 miles. Proceed up the hill onto Hartidge common taking the first left. Proceed down the hill bearing right at the sharp corner and the property will be found after a short distance on the left hand side.

What3Words: ///objecting.buzzing.typhoon

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available Immediately. RENT: £1,100pcm exclusive of all charges but inclusive of private water. DEPOSIT: £1,269 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 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](https://www.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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-38) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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