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Residential Lettings



Ivedon Cottage,
Awliscombe, Honiton, EX14 3NP

A spacious Grade II Listed cottage situated in the rural yet convenient location of Awliscombe.

• 2 Reception Rooms • Kitchen • Boot / Utility Room • 2 Double Bedrooms • Bathroom / Cloakroom • Gardens / Parking • Available Immediately • Tenant Fees Apply •

£800 per calendar month

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ACCOMMODATION INCLUDES

Wood stable door from the front leads into

BOOT / UTILITY ROOM

With tiled flooring, wall unit, worksurface with washing machine and tumbler dryer, plumbing for dishwasher, coat hooks and meter boxes.

Door to

CLOAKROOM

Comprising low level w.c, pedestal wash hand basin and tiled floor.

DINING ROOM

Solid wooden front door from boot room leads into the dining room, with feature stone wall, window seat, fire place with inset feature wood burner (not to be used), telephone points, radiator and fitted carpet.

Door to

SITTING ROOM

Good sized room with brick fireplace and inset woodburner, television point, radiator and fitted carpet.

KITCHEN

Comprising wall, base and drawer units, worksurface with inset 1½ ceramic sink unit, tiled splash back and oil fired boiler. Gas fired Ranger cooker with extractor, tall fridge, radiator, door to walk in pantry and tiled flooring throughout.

Part glazed door leads to the rear garden.

STAIRS AND LANDING

Door from the dining room leads to the stairs and landing with fitted carpet throughout. The landing is a good size and there is enough space for a small study area. A small step up leads to an additional landing area with doors to

BEDROOM ONE

Good double with fitted wardrobes, television point, radiator and wood floor.

BATHROOM

White suite comprising of bath with shower, shower screen, low level w.c, wash hand basin with mirror over, shaver light and socket, radiator and laminated floor. Door leads to the airing cupboard which houses the water cylinder and immersion heater.

BEDROOM TWO

Double with radiator and wood floor.

OUTSIDE

To the front of the property there is hard standing parking for 2 vehicles. Steps up and gate lead to the front garden which is laid to lawn with mature trees and shrubs.

To the rear of the property steps lead to a a terraced lawn area with mature trees and shrubs, and pedestrian gate leads out to the lane.

Please note that a gardener will be provided to undertake the cutting of the lawns.

SERVICES

Mains electric (key metered), oil fired central heating, cylinder gas for the Range cooker. Private water and drainage which is shared with the neighbours. A monthly water and drainage contribution is to be paid directly to the landlords.

Council Tax Band: C

SITUATION

Ivedon Cottage is situated on the edge of the popular village of Awliscombe, with primary school, public house, church and village hall. The market town of Honiton is a short distance drive with an extensive range of facilities, main line railway link, A30/A303. The cathedral city of Exeter being approximately 20 minutes drive to the West.

DIRECTIONS

From Honiton proceed on the A373 Cullompton road, follow the road for a mile, over the A303 and heading towards Awliscombe. As you climb the hill you will see a sign for a staggered cross roads, turn right. Follow the road for approx 500 meters around the S bend and the entrance to Ivedon Cottage can be found on the left hand side.

LETTINGS

The property is available to rent un/part furnished on an initial 6 months renewable assured shorthold tenancy, and is available immediately. RENT: £800 per calendar month exclusive of all other charges DEPOSIT: £900 returnable at the end of the 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 DSS/Smokers. Children Considered. Viewing strictly through the Agents

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/ landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



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