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Residential Lettings



Orchard, Sowton Farm  
Buckerell, Honiton, EX14 3EH

An extremely well presented 3 bedroomed cottage situated in a rural location on a short term Winter Let.

• Sitting Room • Fully Fitted Kitchen/Diner • 3 Bedrooms • Bathroom & En-Suite • Parking & Courtyard • Suit Professional Person/s • 1st January - 25th March • Tenant Fees Apply •

**£800 per calendar month**

**01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)**

Cornwall | Devon | Somerset | Dorset | London

### ACCOMMODATION INCLUDES

Part glazed door from front into

### SITTING ROOM

Good sized room with wood burner, two sofas, two arm chairs, coffee tables, and television. Door leading to the rear courtyard.

Solid door into

### CLOAKROOM

Comprising low level w.c and wash hand basin.

### KITCHEN / DINING ROOM

Glazed door and step up from sitting room leading to open plan kitchen dining room.

The kitchen area comprises modern white fronted wall, base and drawer units, worksurface with inset 1½ stainless steel sink unit, integrated fridge freezer, dish washer, washer/dryer. Electric cooker, halogen hob with extractor.

Dining area with table and chairs, and a door leads to the rear courtyard.

### STAIRS AND LANDING

Stairs rising to landing with cupboards housing the water tank and doors into

### BEDROOM ONE

Good sized room with double bed, bedside tables, double wardrobe, electric radiator and fitted carpet.

Door into

### EN-SUITE

Comprising corner shower cubicle, low level w.c, wash hand basin and heated towel rail.

### BEDROOM TWO

With double bed, bedside tables, built in wardrobe, electric radiator and fitted carpets

### FAMILY BATHROOM

White suite comprising bath with mixer tap shower spray, shower screen, low level w.c, wash hand basin and heated towel rail.

### BEDROOM THREE

Double with twin beds, bedside tables, chest of drawers, electric radiator and fitted carpets.

### OUTSIDE

To the front of the property is gated access to communal garden area laid to lawn with flower bed, steps lead down to a private patio area with table and chairs and front door. To the rear of the property is a communal gravelled courtyard with flower beds and patio area. All garden areas will be maintained by the landlords.

Gated access leads to private parking area for the cottages.

### SERVICES

Mains Electric. £50 per calendar month to be paid directly to the landlords for water, drainage and unlimited WiFi.

Council Tax Band: TBC

EPC: TBC

### SITUATION

Orchard is situated in the rural village of Buckerell. The surrounding area is delightful rolling East Devon countryside. The market town of Honiton is approximately 3 miles which has an excellent range of facilities including a Tesco Superstore, train station on the London Waterloo line, further shopping, schooling and recreational facilities. At Honiton the A30 dual carriageway in an easterly direction gives access to the A303 and M3, whilst in the westerly direction, access to the Cathedral and University City of Exeter with facilities befitting a centre of this importance. Exeter benefits from a further range of day to day amenities, along with the main line railway stations on both London Waterloo and Paddington lines and International Airport. Access on to the M5 motorway is available at Exeter, Junction 29, and at Cullompton, Junction 28.

### DIRECTIONS

From Honiton proceed in a westerly direction on the A30. After a short distance take the first exit signposted Ottery St Mary. Proceed along the old A30 over the bridge taking the first right signposted Fenton and Buckerell. Follow the road under the railway bridge and A30, take the next right signposted Buckerell. Continue for half a mile passing 2 cottages on the right and Pear Tree Holiday Cottages can be found on the right hand side. Orchard forms part of Pear Tree Holiday cottages.

### LETTINGS

The property is available to let furnished on a winter let basis and is available from the 1st January 2018 to 25th March 2018. RENT: £800 exclusive of all charges. DEPOSIT: £950 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. Usual references required. No DSS/Smokers. An Older Child/One Dog Considered. Viewings 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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