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Residential Lettings



7 Hillside
Northleigh, Colyton, EX24 6BW

A semi detached house available unfurnished in a lovely rural setting, on a 6 month renewable tenancy.

• Sitting Room • Kitchen / Dining Room • Conservatory • 3 Bedrooms • Large Gardens & Parking • Children Considered • Available Mid December • Tenant Fees Apply •

£775 per calendar month

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

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ACCOMMODATION TO INCLUDE:

Double glazed door into entrance hall with radiator and stairs rising.

SITTING ROOM

With space for electric woodburner, radiator, television, telephone point, storage cupboard, carpet and curtains.

KITCHEN / DINER

Comprises beech fronted wall, base and drawer units, laminated worksurface, 1½ stainless steel sink unit, electric cooker and hob, space and plumbing for automatic washing machine. Linoleum flooring. The dining area has a walk in cupboard, space for table and chairs, radiator and carpet.

Door into:

CONSERVATORY

With carpet, patio doors to rear garden.

Door into

CLOAKROOM

With low level w.c.

STAIRS AND LANDING

Stairs rising to landing.

BEDROOM ONE

Double with feature fireplace, radiator, television point, and carpet.

BEDROOM TWO

Double with feature fireplace, radiator and carpet.

BEDROOM THREE

Single, with radiator and carpet.

FAMILY BATHROOM

Comprising bath with electric shower over, glass shower screen, low level w.c, wash hand basin, mirrored cabinet and radiator.

OUTSIDE

The garden to the front of the property is laid to lawn with a pathway leading around to the side of the property, with gated access. The rear garden is laid mainly to lawn with mature shrubs and trees, a raised decked seating area, greenhouse, and shed. (1 shed is to be retained by the landlord). There is private parking to the front for 2 vehicles.

SERVICES

Mains Electric, and Water. Bottled Gas Central Heating. Septic Tank Drainage. Council Tax Band: C

SITUATION

The property is situated in a pleasant rural location with views across adjoining countryside, and a short distance from the village of Northleigh. The market town of Honiton is approximately 10 minutes drive to the north providing an extensive range of facilities, main line railway link, A30/A303. The Cathedral City of Exeter and M5 junction is approximately 30 minutes drive to the west.

DIRECTIONS

From Stags High Street offices proceed into New Street, passing the railway station and to the top of Church Hill. Bear left at the mini roundabout and immediately right towards the Golf Club. At the top of the hill proceed straight on passing the Golf Club on your right hand side. After a further short distance take the turning right signposted Northleigh at Broad Down Cross. Proceed along this road for approximately 2 Miles and on passing the Northleigh village sign, 7 Hillside can be found on the right hand side.

LETTINGS

The property is available to rent unfurnished on a 6 month renewable Assured Shorthold tenancy, and is available from Mid December. RENT: £775 per calendar month exclusive of all charges. DEPOSIT: £1,000 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 DSS/Smokers/Pets. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

Tel: 01404 42553

Email: rentals.honiton@stags.co.uk