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Residential Lettings



Abbeywood Farmhouse, Dunkeswell Honiton, EX14 4SD

A surprisingly spacious mid terraced house in a rural location with superb views over the valley.

• Kitchen/Dining Room • Sitting Room • Study • Two Double Bedrooms • Family Bathroom • Gardens/Parking • Available Immediately • Tenant Fees Apply •

£595 per calendar month

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

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ACCOMMODATION INCLUDES

Solid door from covered porch leads to

KITCHEN/DINER

Comprising beech fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, tiled splash back, oil fired Rayburn which runs the hot water, *free standing electric cooker, *washing machine, storage cupboard and tiled floor.

* Please note that the landlords will leave the electric cooker and washing machine for the tenants use, however will take no liability for repair, maintenance or replacement should the items cease to work.

INNER HALL

Step down leads to inner hall with fitted carpet and door to

SITTING ROOM

Large inglenook fireplace with inset woodburner, alcove shelving with television point, window seats over looking the valley, telephone points, laminate floor and door to

REAR HALL

With beam, under stairs cupboard, stairs rising, fitted carpet, door to rear porch and door to

STUDY

With laminate floor

REAR PORCH

With concrete floor and door to rear garden

STAIRS AND LANDING

Stairs rising to a long landing with fitted carpet, radiator, panel heater and doors to

BEDROOM ONE

Good sized double with television point and fitted carpet.

BATHROOM

White suite comprising bath with electric shower, shower screen, low level WC, pedestal wash hand basin, mirror over, electric wall heater, extractor fan and laminate floor.

BEDROOM TWO

Good sized single or small double with fitted carpet.

OUTSIDE

The property is approached via a concrete and gravelled track to a gravelled parking area for two vehicles. There is a raised concrete

seating area with gate into enclosed fenced garden laid to lawn affording superb views over adjoining countryside.

SERVICES

Mains electric. Oil fired Rayburn. Water and drainage Included. Council Tax Band: B

EPC Band: TBC

SITUATION

The property is situated within a rural location between the villages of Dunkeswell and Hemyock and provides superb views over adjoining countryside. The property is part of Abbeywood Farm with two adjoining properties and range of traditional farm buildings (not included in the tenancy).

DIRECTIONS

From Honiton, proceed into the old village of Dunkeswell towards the airport. Proceed across the aerodrome for approximately 1 ½ miles turning right into a private drive/track way opposite Abbeywood Farm. Proceed down the drive, bearing round to the left then turning right immediately behind the farmhouse, with Abbeywood Farmhouse being in the middle. Parking is to the front.

LETTINGS

The property is available to rent for a period of 6/12 months plus on a renewable Assured Shorthold Tenancy and is available Immediately. Rent: £595 per calendar month INCLUSIVE of water and drainage, but exclusive of all charges. Deposit: £695 returnable at end of tenancy subject to any deductions. All deposits for a property let by 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/Pet/Children. Viewings strictly by appointment with 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 £180 (£150 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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