



The Cottage Church Street, Sidford, Sidmouth, Devon  
EX10 9RL

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Beautifully presented unfurnished Grade II Listed  
thatched cottage in Sidford.

Sidmouth: 2 miles Budleigh Salterton: 8.6 miles Exeter: 14.3 miles

- Characterful Living Space • Modern Kitchen • Two Bedroom • Modern Shower Room • Good-Sized Gardens • Available Immediately • 12 months plus • Deposit: £1,153 • Council Tax Band: C • Tenant fees Apply

£1,000 Per Calendar Month

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

## DESCRIPTION

This beautifully refurbished thatched cottage in Sidford is full of character while offering modern comfort. As you step inside, you are welcomed into a warm and inviting living room with elegant wooden flooring, a charming feature fireplace, and a staircase leading to the first floor. The thoughtfully designed kitchen is both stylish and functional, featuring sleek composite worktops and a door that opens directly to the garden, allowing for easy access to outdoor space.

Upstairs, the cottage offers two generously sized double bedrooms, each filled with natural light. A modern shower room and a separate WC add convenience, while a useful utility area provides additional storage and practicality. Retaining its traditional charm while benefiting from contemporary updates, this delightful home offers a perfect blend of character and comfort in a sought-after village setting.

## OUTSIDE

The cottage has a good-sized rear garden with a large patio, ideal for outdoor dining or relaxing. A pretty garden wall adds character, while the rest of the space is laid to lawn, providing a practical and open area. A garden shed offers useful storage for tools and equipment.

A parking permit can be sourced by the local council for a nearby carpark.

## SERVICES

Mains electricity, water and drainage.

Standard and Superfast Broadband available. Outdoor mobile coverage available with EE, Vodafone, Three, O2 (Ofcom).

## SITUATION

Sidford, a charming village in East Devon, sits just outside the regency town of Sidmouth. It offers a range of amenities, including an award-winning restaurant, a Spar shop, a traditional pub, a church, hairdressers, a fish and chip shop, and a garage. Sports enthusiasts can enjoy top-tier facilities, such as football and rugby pitches, along with a thriving tennis club. Just two miles from the Esplanade, Sidford also provides easy access to The Byes, a picturesque riverside walk perfect for relaxation and outdoor activities.

## DIRECTIONS

When approaching Sidford from Honiton, take a left turn at the traffic lights by The Rising Sun. The Cottage will be located on your left hand side.

## LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available Immediately. RENT: £1,000pcm exclusive of all charges. DEPOSIT: £1,153 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). NO Smokers. References required, viewings strictly through the agents.

## 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.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

## RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	70	71
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	