



15 Buttercup Close, Seaton, Devon EX12 2XB

A well presented unfurnished mid terrace house in coastal town.

Seaton Beach 1 mile; Axminster 6.3 miles

• Sitting Room • Kitchen • Conservatory • Garden / Parking • Available Immediately • Suit Professional(s) • 6 Months Plus • Deposit: £882 • Council Tax Band: B • Tenant Fees Apply

£765 Per Calendar Month

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

ACCOMMODATION INCLUDES

Glazed door from the front into;

ENTRANCE AREA

With electric heater and fitted carpet, which leads through to;

SITTING ROOM **12'1" x 11'10"**

With stairs rising, television point, electric heater and fitted carpet.

KITCHEN

Comprising range of wall, base and drawer units, worksurface with inset stainless steel sink unit, electric cooker with extractor, space for washing machine and under counter fridge, telephone point and vinyl floor.

Part glazed door to;

CONSERVATORY **9'8" x 7'10"**

With power and light, fitted carpet and double doors leading to the rear.

STAIRS AND LANDING

Stairs lead to the landing with triple sliding doors to built-in wardrobes and airing cupboard with hot water tank with immersion, fitted carpet and doors into;

BEDROOM **3.46 x 2.59 (into recess)**

Good sized double with electric heater and newly fitted carpet.

BATHROOM

Coloured suite comprising bath with electric shower over, shower curtain, pedestal wash hand basin, low level WC, wall mounted fan heater and vinyl floor.

OUTSIDE

To the front of the property there is allocated parking for one car, with additional on street parking available on a first come basis.

Path leads to a small paved area to the front.

The easy to maintain rear garden is fully enclosed with a raised decked seating area accessed from the conservatory and steps lead down to the lower gravel area.

SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Electric

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps. Superfast: Download 61 Mbps, Upload 14 Mbps.

Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band B

SITUATION

Buttercup Close is a small cul-de-sac situated on the edge of this popular coastal town. Located between the ancient harbour of Axmouth and the white cliffs of Beer. Seaton is part of the world-renowned Jurassic Coast, with a mile-long beach, picturesque streets and a range of facilities including supermarket, Post Office, doctor's surgery, restaurants, inns, independent shops and the Jurassic Coast Visitor Centre. Colyton Grammar School is located just 1 mile away. The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth, whilst the

picturesque Dorset town of Lyme Regis, with its famous Cobb, is within easy reach.

The market towns of Honiton and Axminster have an additional range of facilities, including rail services to London Waterloo and Exeter. Exeter is 22 miles to the west and offers a wide range of services with plenty of retail, leisure and cultural amenities as well as an international airport, together with M5 access.

DIRECTIONS

From the A35 between Honiton and Axminster take a right at Starbucks and continue through Shute, Colyton and Colyford. After Colyford turn left onto Harepath Road. Follow the road taking the second left onto Drovers Way. Follow the road around taking the second road on the left onto Primrose Way, and then the second left onto Buttercup Close. No. 15 can be found at the end of the cul-de-sac.

What3Words: ///reserved.overlaid.shelving

LETTING

The property is available to let unfurnished on a 6 month renewable assured shorthold tenancy, unfurnished and is available immediately. RENT: £765 per calendar month exclusive of all charges. DEPOSIT: £882 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 Smokers/Pets/Children. Would Suit Professional(s). Viewing strictly through the Agents.

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.

TENANT PROTECTION

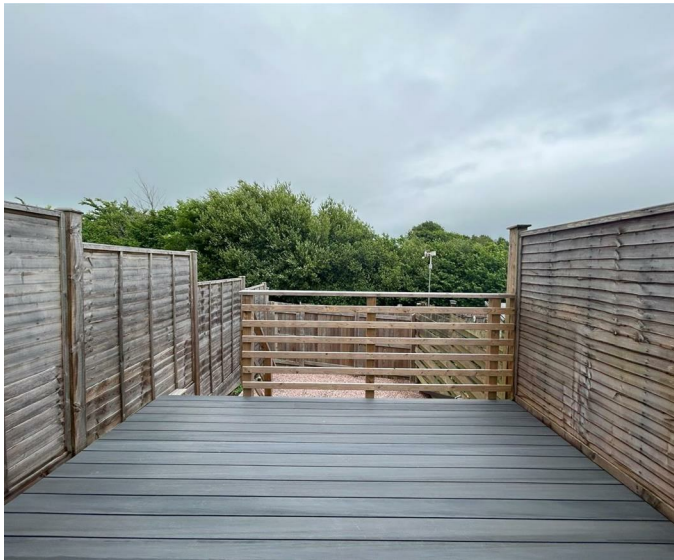
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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. Additional information is available on the official government website at www.gov.uk.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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