



Garden Cottage East Strete Farm, Whimble, Exeter,  
Devon EX5 2PR

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A beautifully presented 2 bedroom barn  
conversion in rural yet convenient location.

Exeter (M5 J29) 7 Miles; Honiton 7.5 Miles

• Kitchen / Breakfast Room • Sitting Room • Family Bathroom • Garden /  
Parking • Child Considered • Available Unfurnished from Mid November • 6 / 12  
Months Plus • Deposit: £1,153 • Council Tax Band: D • Tenant Fees Apply

£1,000 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Pathway from the parking area leads through the front garden to the part glazed front door.

## HALLWAY

With wood effect floor throughout, under floor heating, stairs rising and doors to;

## CLOAKROOM

White suite comprising vanity wash hand basin, low level WC, wood effect flooring and under floor heating.

## KITCHEN / BREAKFAST ROOM

Comprises range of modern fitted wall, base and drawer units, work surface with inset stainless steel sink unit, electric oven, hob with extractor over, space with plumbing for washing machine, fridge freezer space, wood effect flooring with under floor heating. Space for table and chairs and patio doors to front garden.

## SITTING ROOM

With patio doors leading to garden area, wood effect flooring throughout with under floor heating and television points.

## STAIRS AND LANDING

Stairs rising to landing with beams, Velux window, radiator and fitted carpet.

## BEDROOM ONE

Double with beams, Velux windows, radiator and fitted carpet.

## BATHROOM

White suite comprising bath with mixer taps, shower over, shower screen, low level WC, pedestal wash hand basin, heated towel rail, Velux window, beams, extractor fan and vinyl flooring.

## BEDROOM TWO

Good sized single or small double with Velux window, beams, television point, radiator and fitted carpet.

## OUTSIDE

The property has hardstanding parking for two cars. Gated pathway leads to the front door and garden. The garden is enclosed by fencing and is laid to lawn with patio area. Door to the rear from the sitting room leads to a small gravel courtyard.

## SERVICES

Electric - Mains connected

Water - Mains connected, supplied via a sub meter and payable to the landlords on a quarterly basis

Drainage - Private drainage, included in the rent

Heating - Air Source Heat Pump for hot water and heating

Ofcom predicted broadband services - It is understood that a connection to fibre broadband maybe possible in the future via airband, which are increasing their network in the area'

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

Local Authority: Council Tax Band D

## SITUATION

The property is situated in a pleasant rural location adjacent to East Strete Farm. It is approximately 7.5 miles from the

market town of Honiton and 7 miles to the cathedral city of Exeter, with easy access to the main A30 at the Daisy Mount roundabout, approximately a 2 minute drive.

## DIRECTIONS

From the A30 exiting at Daisy Mount, at the round about head south signposted Exmouth & West Hill, after a short distance take the first right onto Brickyard Road. Follow the road for approximately half a mile, passing the right hand turning to Whimble and entrance to East Strete Farm. After about 100 yards turn right and immediately left along the stone drive. Follow the drive and the parking is to the left beside the concrete block wall.

What3Words: ///digitally.soups.resolves

## ESTATE AGENTS ACT 1979

We are obliged to inform you that the landlords of this property are related to an employee of Stags.

## LETTING

The property is available to rent for a period of 6/12 months plus on a renewable Assured Shorthold Tenancies, unfurnished and is available mid November. Rent: £1,000 per calendar month exclusive of all charges but inclusive of drainage. Deposit: £1,153 returnable at the end of the 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. A Child Considered. 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

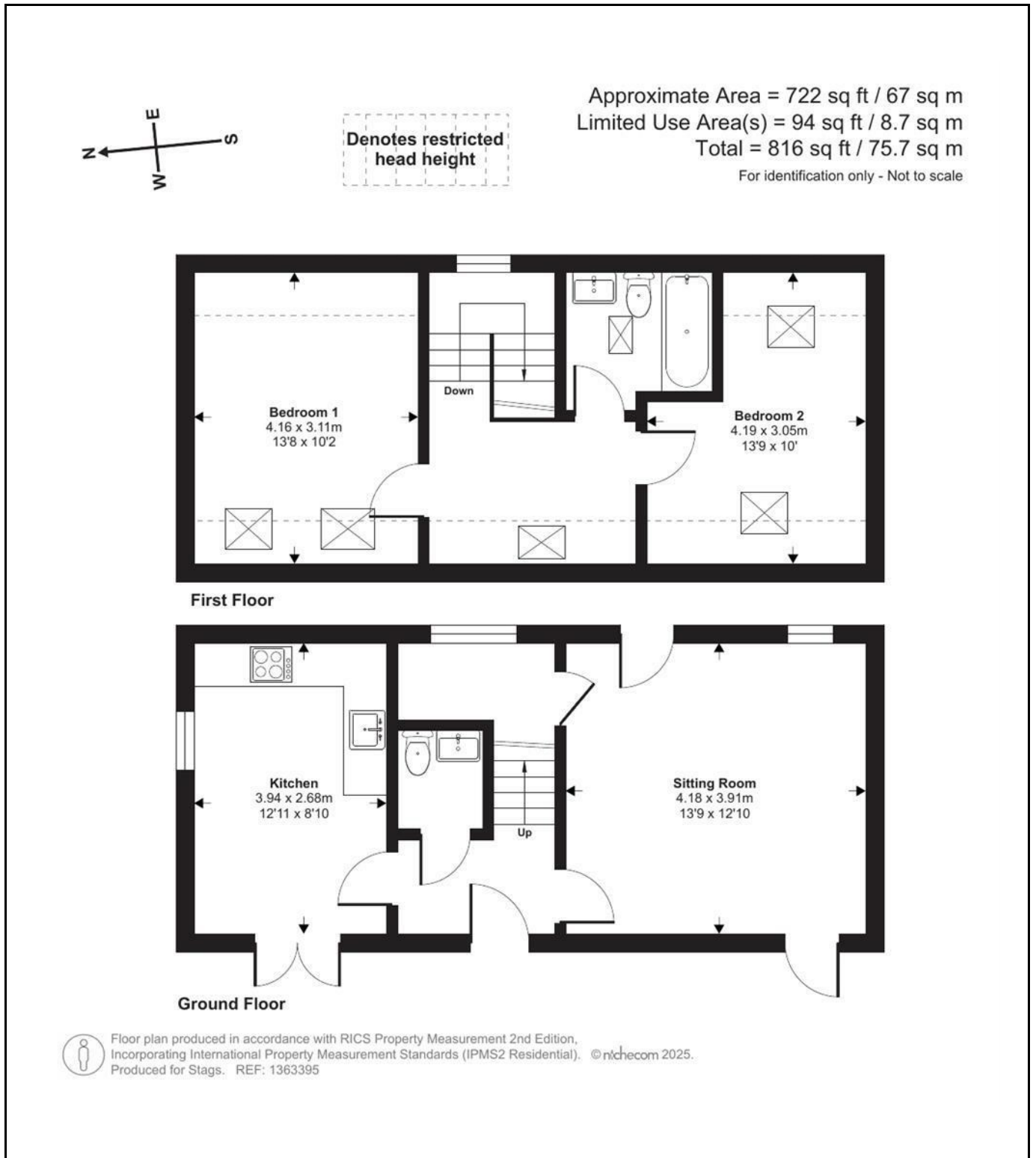
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

## 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](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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