



Rose Cottage Upottery, Honiton, Devon EX14 9PL

Beautifully presented detached thatch cottage in sought after village location.

Honiton 6 miles; Taunton 11 miles

• Three Reception Rooms • Three Double Bedrooms • Two Bath / Shower Rooms • Gardens and Parking for One • Available Unfurnished from Mid November • Suit Professional(s) • 12 Month Plus • Deposit: £1,615 • Council Tax Band: E • Tenant Fees Apply

£1,400 Per Calendar Month

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

ACCOMMODATION INCLUDES

Solid front door leads to;

DINING ROOM

10'5" x 11'5"

Dual aspect with door to side and parking space, tiled floor, under stairs storage cupboard and radiator.

Opening to;

KITCHEN

13'9" x 9'10"

Comprising cream fronted wall base and drawer units, worksurface with inset stainless steel sink unit, integrated dishwasher, fridge and freezer, electric Ranger Master with extractor and wood flooring.

Opening to;

SITTING ROOM

11'9" x 11'5"

Dual aspect room with patio doors to rear, vaulted ceiling, feature stone wall, woodburner, television point and wood floor.

UTILITY

Comprising wall and base units with worksurface and stainless steel sink unit, oil fired boiler, washing machine and tumble dryer, tiled floor and stable door to rear.

INNER HALL

Tiled floor, radiator, meter cupboard, door to side passage.

Doors to;

SHOWER ROOM

White suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, shaver socket, heated towel rail and tiled floor.

STUDY

10'9" x 7'6"

Window seat overlooking the front, radiator, television/telephone points and fitted carpet.

STAIRS AND LANDING

Stairs rising to the landing area with doors to;

BEDROOM ONE

11'9" x 10'5"

Double with vaulted ceiling, radiator and wood floor.

BEDROOM TWO

11'9" x 7'6"

Double with vaulted ceiling, wardrobe, radiator and wood floor.

BEDROOM THREE

13'1" x 7'10"

Double with vaulted ceiling, radiator and wood floor.

BATHROOM

White suite comprising bath with mixer tap shower spray, pedestal wash hand basin, WC, heated towel rail, storage cupboard, extractor fan and wood floor.

OUTSIDE

To the front and side of the property there are mature flower/shrub beds. There is parking for one vehicle to the side with access via pedestrian gate to the rear.

To the rear there is a patio area with pergola, mature trees and shrubs. Steps lead to the garden which is laid to lawn and surrounded by mature trees and shrubs.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating & wood burner

Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Local Authority: Council Tax Band E

There is an additional charge of £100pcm if the tenants wish for the Chubb burglar alarm and fire alarm to remain connected.

SITUATION

The property is situated in the centre of the village of Upottery with popular public house, The Sidmouth Arms, primary school, village hall and church. The village is within the Blackdown Hills Area Of Outstanding Natural Beauty and



there is lovely countryside surrounding the village. Easy access is provided to the A30/A303 with the market town of Honiton with extensive range of facilities, mainline railway link to London Waterloo approximately 10 minutes drive. The county towns of Taunton and Exeter which both have a wide range of shops, schooling and amenities are within easy driving distance.

DIRECTIONS

From Honiton proceed in an easterly direction on the A30 proceeding through the hamlet of Monkton. After approximately one mile turn left signposted Upottery. Proceed along this road through the hamlet of Rawridge. On entering the village of Upottery turn right by the War Memorial and Rose Cottage can be found on the left hand side.

What3Words: ///dizziness.argued.snail

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available from mid November. RENT: £1,400 per calendar month exclusive of all charges. DEPOSIT: £1,615 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. Ideally Suited to a 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.





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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (31-38)		
Not energy efficient - higher running costs		
	64	68
England & Wales		
EU Directive 2002/91/EC		

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