



The Flat Higher Pithayne Farm, Yarcombe, Honiton,
Devon EX14 9AD

Secluded one bedroom furnished flat in rural
location.

Honiton 7 miles; Taunton 13 miles; Exeter 26 miles

• Kitchen / Diner • Conservatory • Bathroom • Parking / Garden • Suits a
Single Professional • Available Early January 2026 • INCLUDES: Water /
Drainage & Heating • 6 Months Plus • Deposit: £807 • Tenant Fees Apply

£700 Per Calendar Month

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

ACCOMMODATION INCLUDES

Part glazed door to;

HALLWAY

With door to airing cupboard and vinyl floor.

SITTING / BEDROOM

Dual aspect spacious room with double bed, sofa bed, chest of drawers, built in wardrobe, shelves with desk, radiator, carpet and curtains.

BATHROOM

White suite comprising bath, separate shower cubicle, low level WC, wash hand basin with mirror over, shaver light/socket, heated towel rail, extractor fan and vinyl floor.

KITCHEN / DINER

Comprising range of cream fronted wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, electric oven, hob with extractor over, washing machine, fridge freezer, table and chairs, radiator and vinyl floor.

CONSERVATORY

Sofa, vinyl floor and doors to rear.

OUTSIDE

To the front there is allocated parking for one vehicle. Steps from the driveway lead to a private gate and entrance to the flat. The garden is laid mainly to lawn with mature trees and shrubs and a small patio area.

Please note that the landlord does have a right of way through the garden/patio

SERVICES

Electric - Mains connected - Payable to the landlords via a sub meter

Water and Drainage - Mains connected. The cost of water and drainage is INCLUDED within the monthly rent

Heating - Electric heating. The cost of the heating is INCLUDED within the monthly rent

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.7 Mbps

Mobile coverage available outside is likely with EE, O2, Three and Vodafone (Ofcom)

Local Authority - Council Tax Band: INCLUDED within the monthly rent

SITUATION

Higher Pithayne Flat is situated close to the village of Yarcombe. The village offers a community public house, hotel and restaurant, church and village hall. The popular Stockland Primary School is just a few miles away. The property is bordered by open countryside and the gardens and most rooms have lovely views. The property affords quick and easy access to the A30/A303. The larger towns of Chard, Honiton and Axminster are all within 15 minutes drive providing an extensive range of facilities with mainline railway links to London Waterloo at Honiton & Axminster. The county town of Taunton is approximately 20 minutes drive to the north with an extensive range of facilities and schooling and M5 junction.

DIRECTIONS

From Honiton proceed in an easterly direction on the A30/A303, proceed for approx. 7 miles passing through the village of Monkton (do not take the turning signposted Chard, Yarcombe onto the A303) and continue on the A303 passing

the Newcott 303 Cafe and garage on the right hand side. Proceed for approx three quarters of a mile passing the turning left to Taunton and as you proceed down the hill turn right before the road bears sharply to the right. Follow the lane for approx 1.5 miles and the entrance to Higher Pithayne Farm is on the right.

What3Words: ///readings.defers.interrupt

LETTING

The property is available to rent for a period of 6 months plus on a renewable Assured Shorthold Tenancy, furnished and is available from early January 2026. RENT: £700 per calendar month INCLUSIVE of water, drainage and heating but exclusive of all electricity charges. DEPOSIT: £807 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/Children. Would Suit Single Professional. Viewings 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' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c_roadmap.pdf



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			
(69-80) C			74
(55-68) D		55	
(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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