



## Higher Rill Farm Bungalow, Higher Rill Farm, , Devon, EX11 1QQ

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A spacious 2 bedroom detached bungalow with superb views.

Honiton 5 miles; Exeter 14 miles

• Sitting Room • Kitchen / Breakfast Room • Bathroom / Cloakroom • Garden / Garage / Parking • A Pet (terms apply) / Child Considered • Available End April on Unfurnished Basis • Long Let • Deposit: £1,096 • Council Tax Band: D • Tenant Fees Apply

£950 Per Calendar Month

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## ACCOMMODATION TO INCLUDE

Covered porch to front with double glazed front door.

## HALLWAY

Spacious area with radiator, storage cupboard with hanging rail, telephone point and fitted carpet.

Doors to;

## SITTING ROOM 15'7" x 13'10"

Dual aspect room with stunning views over the adjoining countryside, feature brick fireplace and wood mantle, television point, radiator and fitted carpet.

## KITCHEN / BREAKFAST ROOM

**21'8" x 10'1" (8'0")**

KITCHEN: Comprises of white base and drawer units, wood worksurface with inset sink unit, electric oven and hob, \*slimline dishwasher\*, space for washing machine and oil fired Rayburn. Door to airing cupboard with water tank and immersion, plus door to storage cupboard and pantry.

DINING AREA: With built in bench seating, space for table and chairs and space for fridge freezer, views of the adjoining countryside and woods to the rear. Vinyl flooring throughout.

Door leads through to:

\*PLEASE NOTE THAT THE DISHWASHER WILL BE LEFT FOR A TENANTS USE BUT THE LANDLORDS WILL TAKE NO LIABILITY TO REPAIR, MAINTAIN OR REPLACE IF THESE CEASES TO WORK\*

## REAR HALLWAY

With radiator, storage cupboard, double glazed door to outside and vinyl flooring.

Door to garage and door to;

## CLOAKROOM

Coloured suite comprising low level W.C, wash hand basin, radiator and vinyl floor.

## BEDROOM ONE 12'4" x 12'2"

Dual aspect double with radiator and fitted carpet.

## BEDROOM TWO 13'11" x 10'11"

Double with views down to Ottery St Mary, radiator and fitted carpet.

## BATHROOM

White suite comprising bath with mixer tap shower spray, shower screen, vanity wash hand basin, radiator, towel rail and vinyl floor

## SEPERATE W.C

Comprises of white low level W.C, radiator and vinyl floor.

## OUTSIDE

To the front of the property is a wooden 5 bar gate leading to parking and drive for a couple of vehicles. Single garage with electric door, power and light.

The property is situated within its own gardens laid mainly to lawn with mature trees, shrubs and patio area to rear and large garden shed (14' x 8')

## SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank (INCLUDED)

Water - Private water (INCLUDED)

Heating - Oil fired central heating and open fire

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1Mbps.

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

Local Authority: Council Tax Band D

## SITUATION

The property is situated in an elevated position to the south of the popular town of Ottery St Mary with extended views over adjoining countryside and beyond. The property is also situated adjacent to Higher Rill Farm which operates a small abattoir. Ottery St Mary provides a good range of local shops and services and schooling with the A30 a few minutes drive. The Cathedral City of Exeter to the west provides an extensive range of facilities, main line railway link and M5 junction.

## DIRECTIONS

From the centre of Ottery St Mary proceed on the Seaton Road (turning left by the Fish and Chip shop), proceed along this road, taking the third turning on your right into Slade Road. Proceed up this road for approximately 1 mile, passing Rill Farm and after a further short distance the bungalow will be found on the left hand side.

What3Words: ///flamenco.bandage.camcorder

## LETTING

The property is available to rent for a period of 6 months plus on a long let, and available on an unfurnished basis from the end of April. Rent: £950 per calendar month exclusive of all charges but inclusive of private water and drainage. Where the let permits a pet the rent will be increased to £975pcm. Deposit: £1,096 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Pet (terms apply) / Child Considered. 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' 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e67\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e67_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			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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