



The Annexe Droughtwell Farm, Sheldon, Honiton, Devon
EX14 4QW

A well presented one bedroom annexe situated in lovely rural location.

Honiton 6.5 miles - Dunkeswell 2 miles

• Open Plan Living/Kitchen • Bathroom • Parking/Shared Garden • Available Immediately • Regret No Pets/Children • Suit Professional/s • Long Let • Deposit: £807 • Council Tax Band: A • Tenant Fees Apply

£700 Per Calendar Month

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

ACCOMMODATION INCLUDES

Part glazed front door into;

ENTRANCE HALL

5'11" x 4'7"

With coat hooks and fitted vinyl.

Glazed door to;

INNER LOBBY

3'11" x 3'8"

With fitted carpet, door and step up leads into.

OPEN PLAN LIVING AND KITCHEN

18'10" x 11'8"

Dual aspect room with views over the gardens.

LIVING AREA; With woodburning stove, television point and fitted carpet.

KITCHEN: Comprising modern fitted wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, electric cooker, electric hob with extractor hood over, space for washing machine and fridge freezer, telephone point and laminate floor.

REAR HALL

With fitted carpet, electric panel heater, and doors to;

BEDROOM

10'7" x 10'1"

Double with fitted wardrobes, cupboard housing the water tank and immersion heater, electric panel heater and fitted carpet.

BATHROOM

White suite comprising bath with mixer tap shower spray, shower screen, low level WC, pedestal wash hand basin with mirror over, shaver sockets, electric heated towel rail, door to storage cupboard and vinyl floor.

OUTSIDE

To the side of the annexe is parking for one car.

The garden to the front of the annexe is laid to lawn with mature trees and shrubs, which the tenants may use. However they must appreciate that this forms part of the landlords garden.

SERVICES

Electric - Mains connected - via a coin meter

Drainage - Included in the rent

Water - Included in the rent

Heating - Electric heating & Wood burner

Ofcom predicted broadband services - Starlink internet is available with a contribution of £30 per month payable to the landlords.

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

Local Authority: Council Tax Band: A

SITUATION

The Annex is situated on Droughtwell Farm, which occupies a beautiful secluded location on the edge of the Blackdown Hills, within an Area of Outstanding Natural Beauty. This unspoilt area of East Devon lies about 5 miles from the Somerset border and is readily accessible from all parts of the country via the M5 which is 6 miles away at Cullompton, and the A30/A303 which is 7 miles away at Honiton. Both of these market towns provide excellent everyday amenities and Honiton has a station on the London Waterloo line. In addition, the village of Dunkeswell (2 miles) has local stores, post office, pub and church and the larger village of Kentisbeare (3 miles)

has a post office/stores, pub, primary school, recreation ground, village hall and churches. There is also a parish church at nearby Sheldon. Forest Glade caravan and campsite, about a mile away, has a shop, takeaway and bottled gas service.

DIRECTIONS

From Honiton proceed towards the A30 in an easterly direction and on the slip road before joining the A30, turn left signposted Dunkeswell. Continue on this road to Limers Cross whereupon you fork left signposted Dunkeswell. After just under a mile turn left at Walford Cross signposted Broadhembury and Sheldon, follow the road for approx a mile taking the right hand turn at Turbury Cross sign posted Blackborough and Sheldon. Follow the road for approx 1 mile, passing Devon & Somerset Gliding Club on your left hand side, the entrance to Droughtwell Farm can be found a short distance down on the left hand side. If the road starts to dip you have gone too far.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £700pcm inclusive of water and drainage but exclusive of all other charges. DEPOSIT: £807 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). References required viewings strictly through the agents.

The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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