



Holmsleigh Cottage Monkton, Honiton, Devon EX14 9NP

A well presented unfurnished semi-detached farm cottage in an elevated position on the edge of the village.

Honiton 3 Miles

• Modern Kitchen / Dining Room • Sitting Room with Woodburner • Office • Two Bedrooms • Detached Workshop/Studio • A Pet (terms apply) / A Child Considered • 12 Months Plus • Deposit: £1,442 • Council Tax Band: C • Tenant Fees Apply

£1,250 Per Calendar Month

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

ACCOMMODATION INCLUDES

Wooden front door leads into;

HALLWAY

Spacious area, stairs rising with under storage, telephone point, radiator, part tiled floor and part fitted carpet.

OFFICE

With radiator and fitted carpet.

8'5" x 6'2"

SITTING ROOM

Dual aspect with stunning countryside views, inglenook fireplace with woodburner, beams, television point, radiator and fitted carpet.

13'9" x 13'8"

KITCHEN / DINING ROOM

Comprising a range of modern wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, electric cooker with extractor over, space for dishwasher or washing machine, oil fired Rayburn and wood effect vinyl.

Part glazed door into;

UTILITY / BOOT ROOM

Range of white wall, base and drawer units, worksurface, plumbing for washing machine and glazed door to rear.

14'11" x 8'2"

STAIRS AND LANDING

Stairs to landing with radiator, loft hatch and fitted carpet.

SHOWER ROOM

Comprising large walk in shower cubicle, radiator and tiled floor.

BATHROOM

White suite comprising bath, pedestal wash hand basin, mirror, shaver point, low level WC, heated towel rail and tiled floor.

BEDROOM ONE

Good sized double with fitted wardrobes, door to airing cupboard with water tank and additional storage, radiator and fitted carpet.

12'3" x 10'10"

BEDROOM TWO

Step down from landing into double with radiator and fitted carpet.

12'4" x 8'0"

OUTSIDE

The property is approached via a shared driveway with parking to the side of the cottage for two cars.

Gated access to the side leads into the rear garden which is enclosed by fencing and a stone wall. The garden is laid mainly to lawn with raised flower beds, mature shrubs and a paved seating area.

In the garden there is the detached WORKSHOP/STUDIO: 5.69 x 3.27 which benefits from power and light.

SERVICES

Electric - Mains connected

Drainage - Private drainage to be included within the rent

Water - Mains water which is shared with and payable to the neighbours

Heating - Oil fired central heating via the Rayburn & wood burner

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 1Mbps

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

Local Authority: Council Tax Band E

SITUATION

Holmsleigh Cottage is situated in an elevated position on the edge of Monkton with stunning views.

Monkton is a small village within the Blackdown Hills (AONB), less than 2 miles north east of Honiton. The market town of Honiton is renowned as an antique centre, with a weekly street market, has a range of independent shops and cafes, as well as two primary schools and a secondary school. The town is served by a main line rail station with hourly service to London Waterloo as well as fantastic access to the A30.



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Exeter, to the west, offers excellent shopping facilities, main line rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated a world heritage site.

DIRECTIONS

From Honiton High Street, head north east and take the first exit at the roundabout onto Monkton Road. Continue along this road and merge onto the A30. Follow this road for approximately 1 mile turning right onto Hedgend Road, signposted Cotleigh just before the large layby on the right. Follow the lane for 2 miles, you will head up the hill and bear around to the right (there is a white detached house on your right). Continue to follow the road and the driveway to Homsleigh Farm can be found straight ahead as the road bears slightly up and to the left. You will see the farm cottages straight ahead.

What3Words: ///coached.kneeled.operating

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 the Beginning August. Rent: £1,250 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,275 per month. Deposit: £1,442 returnable at the 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 Small Pet (terms apply)/A 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 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.

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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
Very energy efficient - lower running costs	100
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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