



5 Pynes Close, Budleigh Salterton, Devon EX9 7EW

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A spacious unfurnished three bedroom bungalow situated in the popular village of East Budleigh.

East Budleigh / Budleigh Salterton 2 Miles / Exeter 12 Miles

• Available July • Three Bedrooms • Garden • Garage • Parking x 2 • Popular Village Location • Deposit: £1615 • Term: Long Term • Council Tax Band D • Tenant Fees Apply

£1,400 Per Calendar Month

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## DESCRIPTION

A spacious three bedroom unfurnished bungalow situated in the favoured village of East Budleigh. The accommodation comprises of an entrance porch, kitchen/breakfast room, sitting room, 3 bedrooms, bathroom, integral garage. Spacious rear garden, parking, gas-fired heating. Available July. EPC Band D. Tenant fees apply.

## SITUATION

Number 5, Pynes Close is situated in the delightful village of East Budleigh which enjoys local amenities including a primary school, a village hall, community shop, church, garage and two well known public houses. The coastal town of Budleigh Salterton is only 2 miles away and provides a wider range of amenities including an excellent range of local shops, health centre, and library. The city of Exeter is around 12 miles away with the M5 motorway junction and Exeter International airport is approximately 8 miles.

## ACCOMMODATION

Covered porch, obscured glazed door to entrance porch.

## ENTRANCE PORCH

Varnished wood flooring, obscured glazed door to inner entrance.

## INNER HALLWAY

Radiator, varnished wood flooring, doors leading to:

## KITCHEN 13'9" x 13'5"

Vinyl flooring laid, double glazed window looking to the rear of the property, glazed door to the rear garden. A generous number of wall and base units to stone effect worktops and ceramic tile splashback. Stainless steel sink, range style electric oven with 5 burner gas hob, stainless steel

splashback and cooker hood, space and plumbing for dishwasher. Gas fired wall mounted boiler. Door leading to the garage.

## SITTING ROOM

**16'0" x 11'9"**

Double glazed window looking to the front of the property, varnished wood flooring, radiator, wood fire surround to stone hearth, (fire not in use).

## BEDROOM 1

**13'9" x 11'1"**

Good sized double, carpet laid, double glazed window looking to the front of property and a further window looking to side. Storage cupboard.

## BEDROOM 2

**12'1" x 10'2"**

Double in size, varnished wood flooring, window looking to the rear, radiator.

## BEDROOM 3

**10'9" x 6'10"**

Single in size, carpet laid, radiator, double glazed window looking to the rear of the property.

## BATHROOM

White ceramic suite comprising of a hand basin, WC, bath and separate shower cubicle. Vinyl flooring laid. Obscured double glazed window.

## OUTSIDE

To the front of the property there is a paved parking area, a concrete path to the side leads to the rear. The rear garden is generous in size with a paved area and the remainder being laid to lawn. To the far end of the garden there is a secure area where chickens could be kept.





## SERVICES

Mains gas, water and drainage. Council Tax Band D.  
Broadband Coverage - Superfast 50 Mbps 8 Mbps  
Phone Coverage - EE, Vodafone Strong / Three, O2 Average  
(Ofcom Provided)

## DIRECTIONS

From Junction 30 of the M5, follow signs for Sidmouth (A3052), when entering the village of Newton Poppleford take the 3rd exit right off the roundabout signposted Bicton Gardens and Colaton Raleigh (Exmouth Road). Passing through Colaton Raleigh continue passed Bicton College before entering the village of East Budleigh take the right hand turn into Vicarage Road (which is the first right hand turn after passing the junction to Otterton). Continue along Vicarage Road until Pynes Close is found on the left hand side. Turn into Pynes Close and the property will be found on the right hand side at the bottom of the cul-de-sac.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available July. RENT: £1400 pcm exclusive of all charges. DEPOSIT: £1615 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.

## 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.*



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| Energy Efficiency Rating                    |  | Current      | Potential |
|---------------------------------------------|--|--------------|-----------|
| Very energy efficient - lower running costs |  |              |           |
| (92-100) A                                  |  |              |           |
| (81-91) B                                   |  |              |           |
| (69-80) C                                   |  |              |           |
| (55-68) D                                   |  |              |           |
| (39-54) E                                   |  |              |           |
| (21-38) F                                   |  |              |           |
| (1-10) G                                    |  |              |           |
| Not energy efficient - higher running costs |  |              |           |
| England & Wales                             |  | 63           | 83        |
|                                             |  | EU Directive |           |