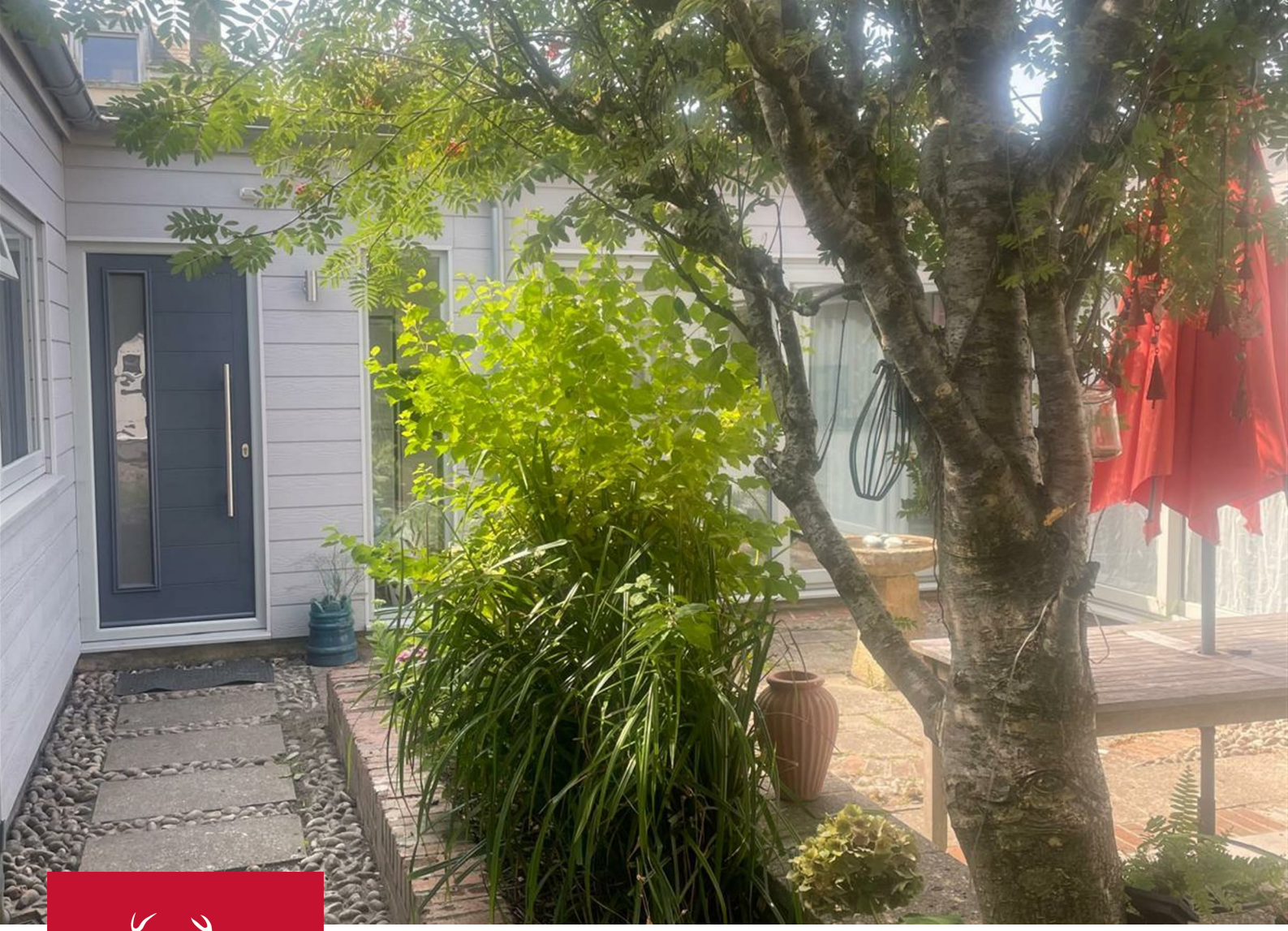


STAGS

Stoney Cottage Stoney Lane, Axminster, Devon EX13 5BU

A beautifully presented property situated in a secluded location.

Axminster Station: 0.8 miles - Honiton: 10 miles - Lyme Regis: 5.2 miles

• Light and Monder Open Plan Living / Kitchen • Two Double Bedrooms • Bathroom • Courtyard / Garden • A Pet / Children Considered • Available Immediately on Unfurnished Basis • Deposit: £1,269 • Council Tax Band: C • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION INCLUDES

Sliding doors from front courtyard lead into

OPEN PLAN KITCHEN / DINING / LIVING AREA

Spacious room with full length glass windows and sliding doors to the courtyard, wood effect laminate floor throughout.

KITCHEN: Comprises modern wall, base and drawer units, granite worksurface with inset stainless steel sink unit, electric oven with electric hob and extractor, space for fridge freezer and dishwasher. Door leads into utility cupboard with space for washing machine and wall mounted gas fired boiler.

DINING / LIVING AREA: radiators, telephone / television points. Sliding door leads to the rear hall/boot room with access to the rear garden

BEDROOM ONE

Double bedroom with mirror fronted wardrobes, radiator and fitted carpet.

BATHROOM

White suite comprising bath, separate walk in shower cubicle, vanity wash hand basin with mirror over, heated towel rail, WC and tiled floor.

BEDROOM TWO

Double bedroom with mirror fronted wardrobes, radiator and fitted carpet.

OUTSIDE

The property is approached via a wooden gate from Stoney Lane / Stoney House.

To the front there is a lovely secluded courtyard with raised flower / shrub planters and mature trees
To the rear of the property there is an enclosed garden with shrub / flower boarders and a paved pathway down to the area of lawn with mature trees and hedges.

Whilst there is no parking with the property there is on street parking available and permit parking is available within the local car parks.

SERVICES

Electric - Mains connected
Gas - Mains connected
Drainage - Mains connected
Water - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted mobile coverage for voice and data: External (Good) EE, Three, O2 and Vodafone.
Local Authority: Council Tax band: C

SITUATION

Axminster is a vibrant market town offering a wide range of amenities, including excellent schools, diverse shopping options, recreational facilities, and a mainline railway station providing direct access to London Waterloo.

The area is known for its outstanding educational opportunities, with the highly regarded Colyton Grammar School—one of England's top state



schools—nearby. Additionally, the Axe Valley Community College is conveniently within walking distance of the property.

Located approximately 5.5 miles from the south coast, Axminster offers easy access to the picturesque town of Lyme Regis, famous for its historic Cobb and scenic bay along the Jurassic Coast. The property is also near three Areas of Outstanding Natural Beauty (AONBs): the Blackdown Hills to the north, East Devon to the south, and Dorset to the east. These areas provide a wealth of walking and bridle paths, allowing residents to explore the stunning rolling countryside.

DIRECTIONS

From the centre of Axminster head up Lyme Road. After passing Axe Valley Leisure centre on your left, take the next left down Stoney Lane and Stoney Cottage can be found on your left at the top of the T Junction opposite Loretto Road and adjacent to Stoney House.

What3Words: ///punch.boxer.marathons

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available Immediately. RENT: £1,100pcm exclusive of all charges. DEPOSIT: £1,269 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.
Pets may be considered at this property subject to a vetting application.

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.

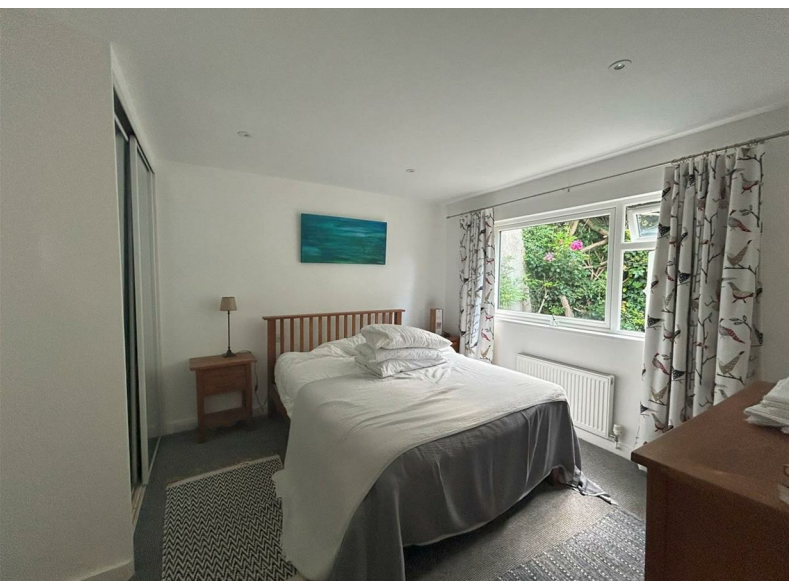
RENTERS' RIGHTS ACT

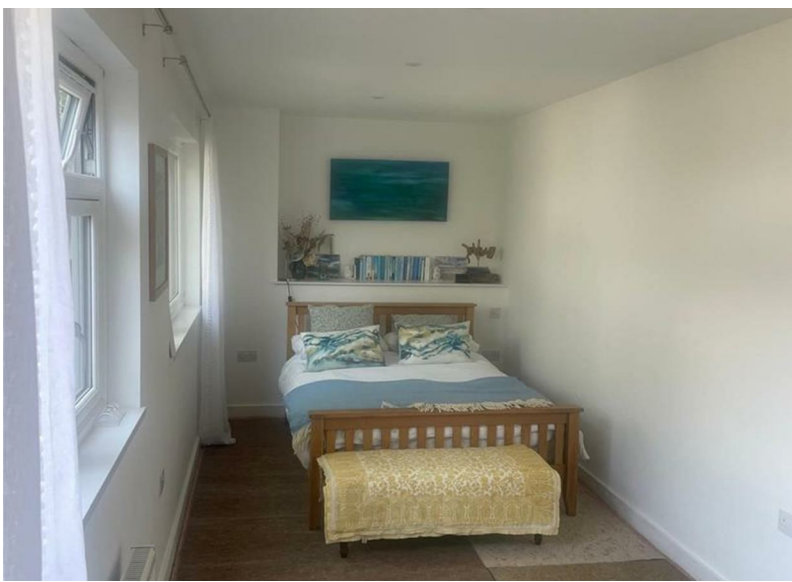
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

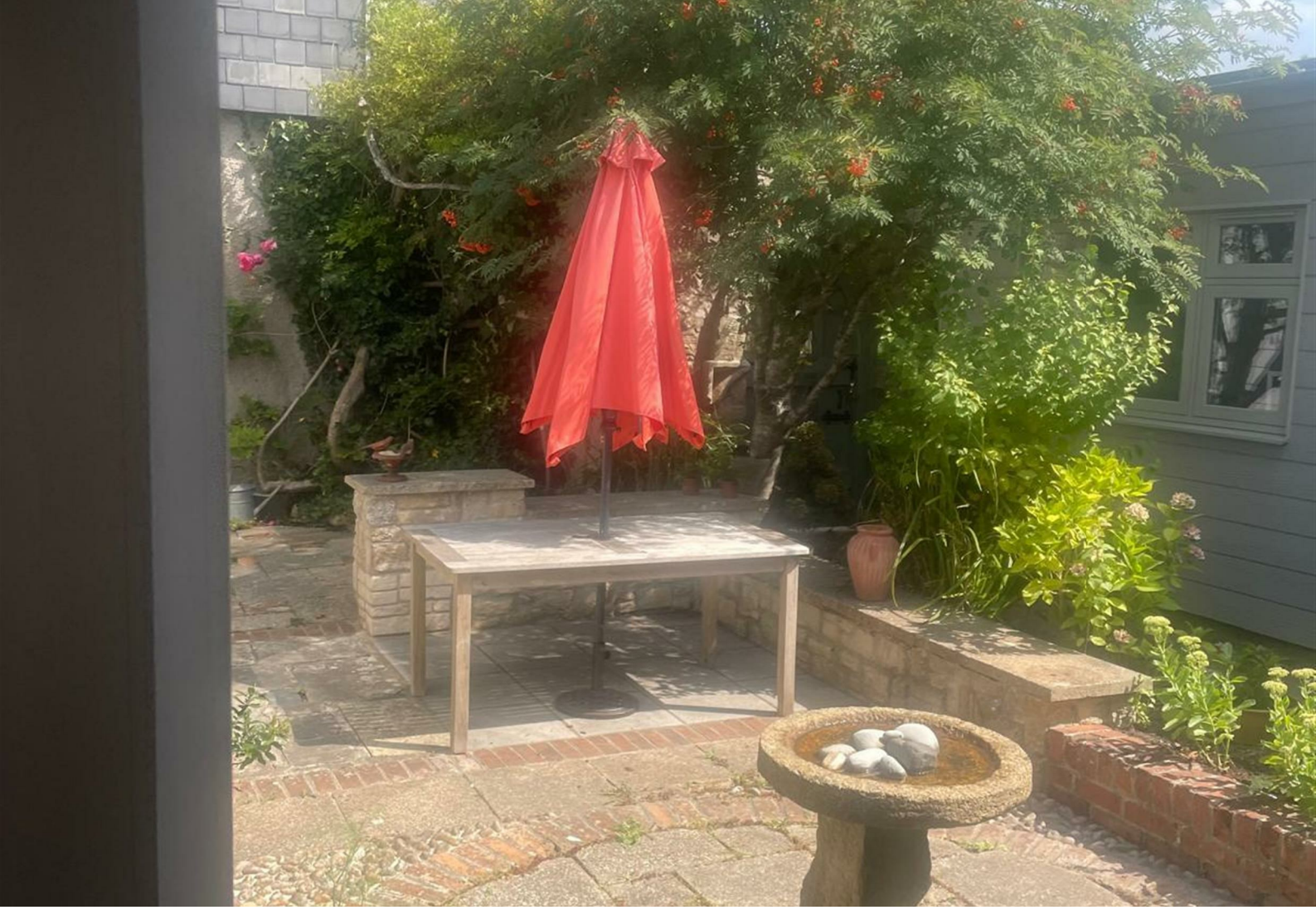
For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.



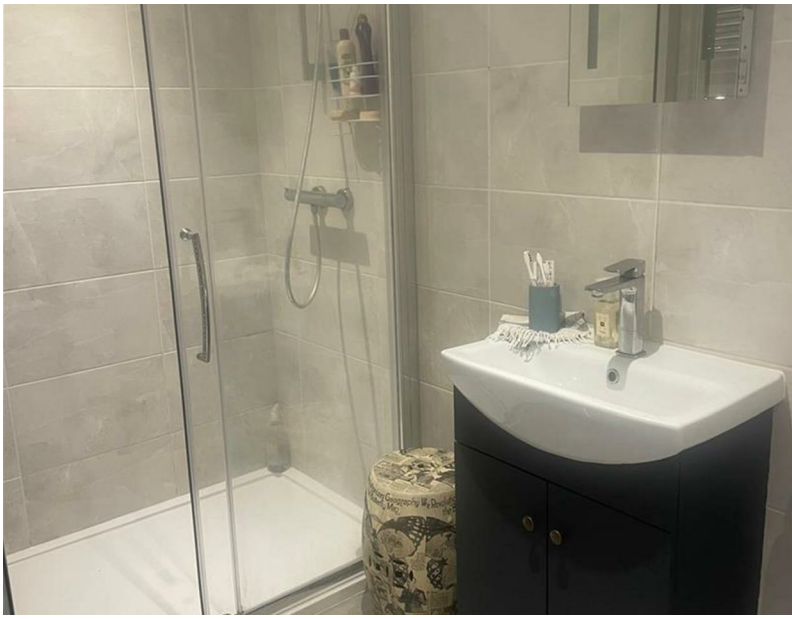












IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

STAGS

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rentals.honiton@stags.co.uk

@StagsProperty

arla | propertymark PROTECTED

