



STAGS

Gully Hayes, Luppitt, Honiton, Devon,
EX14 4RZ

A spacious detached unfurnished bungalow available to let in rural location on a 6/12 month plus Tenancy.

Honiton 6.5 Miles Taunton 14.4 Miles

- Sitting Room • Kitchen/Dining Area • Three Bedrooms • Bathroom • Gardens / Parking • Children Considered • Available Beginning September • Tenant Fees Apply •

£900 Per calendar month

EPC Band: E

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

ACCOMMODATION TO INCLUDE

Double glazed door to hallway, fitted carpet and panel heater.

Doors to

CLOAKROOM

With W.C.

BATHROOM

White suite comprising bath with shower over, wash hand basin, electric fan wall heater.

BEDROOM ONE

Double with panel heater, fitted carpet and built in wardrobes.

BEDROOM TWO

Double with panel heater, fitted carpet and built in wardrobes.

BEDROOM THREE

Single with panel heater and fitted carpet.

SITTING ROOM

With stone built open fireplace and inset wood burner, television point and fitted carpet.

KITCHEN/DINING ROOM

Comprising beech fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, stainless steel electric oven, hob and extractor, dining area and electric wall heater. Airing cupboard with hot water cylinder and immersion heater.

UTILITY

Plumbing for automatic washing machine, Belfast sink, work surface, built in cupboard and door to:

REAR CONSERVATORY

With door to:

OUTSIDE

The property stands in its own gardens laid mainly to lawn with mature trees and shrubs, gravelled parking and turning area.

SERVICES

Mains electric, private water supply, septic tank drainage, council tax band: D.

SITUATION

The property is situated in a rural location a few miles drive to the North of the market town of Honiton. Honiton provides a extensive range of shops and services, mainline railway link, A303. The county town of Taunton and Cathedral City of Exeter are both within 30 minutes drive, with

the M5 junctions.

DIRECTIONS

From Honiton proceed in a northerly direction up Windgate Hill towards Dunkeswell. At the top bear right along Luppitt Common proceeding for approximately 2 miles passing the turning to Lake View Manor. Continue on and at the Jackshouse Crossroads turn right signposted Upottery 2.5 miles, then turn immediately right. Proceed along this lane for approximately half a mile with the property being found in front of you.

LETTING

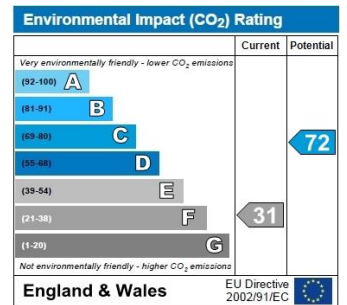
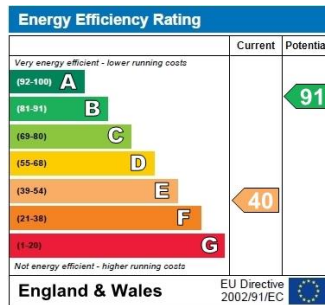
The property is available to let on 6/12 month plus Assured Shorthold Tenancy, unfurnished and is available from the beginning September. RENT: £900 per calendar month, exclusive of all charges. Where the agreed let permits pets the rent will be £945. DEPOSIT: £1,038 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. Children/Pets (terms apply) 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.



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