



STAGS

3 Orchard Farm, Buckerell, Honiton, Devon EX14 3GJ

A beautifully presented spacious character maisonette style home set in sought after location.

Honiton 4 miles; Exeter 15 miles

• Sitting Room • Kitchen / Dining Room • Two Bedrooms • Garden / Parking / Garage • A Pet (terms apply) / Children Considered • Available Immediately on Unfurnished Basis • Long Term Let • Deposit: £1,269 • Council Tax Band: C • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION INCLUDES

Steps lead to a covered porch with red tiled floor, benches either side and solid wood front door.

HALLWAY

Impressive hallway with sweeping staircase, under stairs cupboard, radiator and fitted carpets.

Doors to;

SITTING ROOM 16'10" x 15'11" (down to 13'6")

Good sized room with large feature fireplace, radiator, television and telephone points and fitted carpet.

KITCHEN / DINING ROOM 17'4" x 17'5" (down to 15'1")

Comprising modern wall, base and drawer units with wood worksurface, inset 1½ stainless steel sink unit with tiled splash back, integrated dishwasher, washing machine and fridge freezer, electric cooker, hob with extractor over, oil fired boiler running the domestic hot water and full central heating, large feature fire place, radiator, wood flooring and space for table and chairs.

CLOAKROOM

Original W.C, with tall cistern, wash hand basin and fitted vinyl.

STAIRS AND LANDING

Sweeping stairs rise to landing with beamed ceiling, radiator, fitted carpet and oor to airing cupboard.

Doors to;

BATHROOM

White suite comprising bath with electric shower, shower screen, low level W.C, pedestal wash hand basin with mirror over, radiator and fitted vinyl.

BEDROOM ONE

14'9" x 10'11"

Large double with feature fireplace, built in wardrobe, radiator and fitted carpet.

BEDROOM TWO

13'5" x 8'7"

Double with radiator and fitted carpet.

OUTSIDE

Pedestrian gate from gravel parking area leads to the garden and access to the house. The pathway leads around with steps down to gravel and paved seating area with steps to covered entrance. Steps lead up to the garden which is a good size and laid mainly to lawn with mature trees, shrubs, flower beds and a small pond.

Door with steps down to basement with power and light.

A garage is also available for the tenants use.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 9 Mbps,

Upload 1 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps

Ofcom predicted mobile coverage for voice and data - External (Likely)

EE, Three, O2 and Vodafone

Local authority: Council Tax Band C

SITUATION

The property is situated within the village of Buckerell, a short distance from the popular market town of Honiton; providing extensive range of shops and services, main line railway link and A30/A303. The cathedral



city of Exeter is approximately 15 minutes drive to the west with M5 junction.

DIRECTIONS

On leaving Honiton turn left into the Heathfield Industrial Estate turning right at the next two 'T' junctions and proceeding into the village of Weston. Pass the Otter Inn public house on the right hand side and after a short distance turn left towards Buckerell. Proceed into the village of Buckerell turning immediately left after the church, down the Public Bridle path and the entrance to Orchard Farm a short distance on the right hand side. The property is found immediately on the left handside adjacent to the gravel driveway.

What 3 Words: ///eyepieces.yell.nitrate

LETTING

The property is available to rent for a period of 6/12 months plus on a renewable assured shorthold tenancy, unfurnished and is available immediately. RENT: £1,100 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,150 per month. DEPOSIT: £1,269 returnable at the end of the 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. Usual references required. No Smokers. A 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.

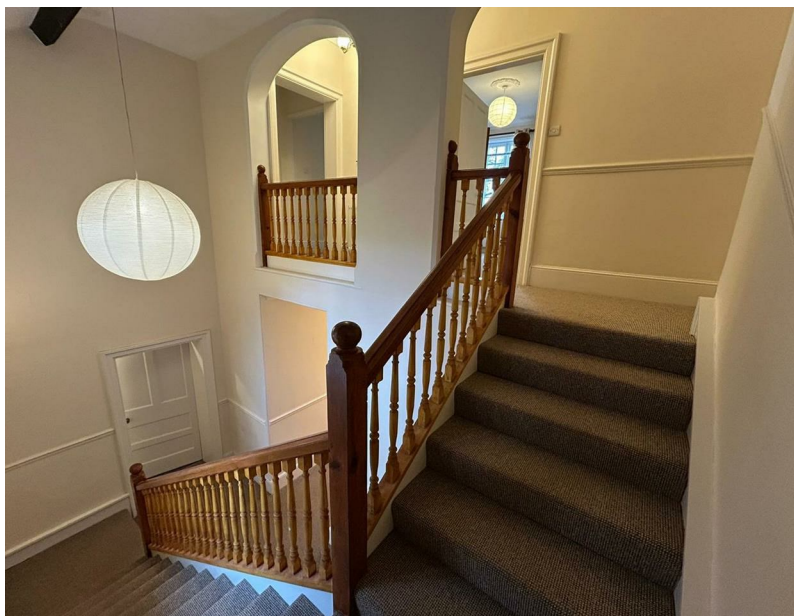
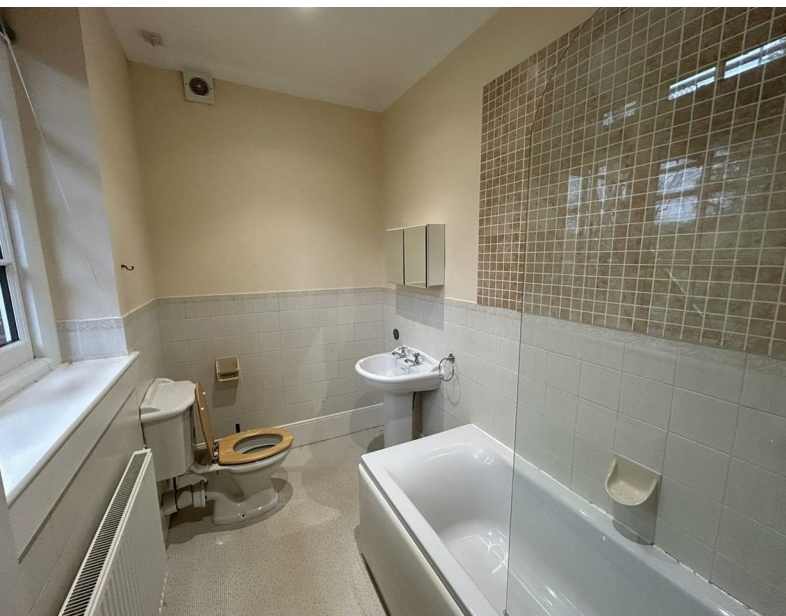
RENTERS' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr_roadmap.pdf





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	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		50	72
EU Directive 2002/91/EC			