



Sycamore Farm Bewley Down, Axminster, EX13 7JX

A recently refurbished, unfurnished detached cottage offering 2/3 bedrooms, situated in a peaceful rural location and available to let on a long-term basis.

Chard 5 miles Axminster Railway Station 5 miles Taunton 22 miles

• Detached Cottage • Gardens • Ample Parking • Ground source heat pump • Suit professional single / couple • Deposit £1609 • Council Tax Band D • Long Term rental • Available immediately • Tenant fees may apply

£1,395 Per Calendar Month

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

ACCOMODATION TO INCLUDE

Door from front leading to large

UTILITY ROOM

With laminate flooring, radiator, stainless steel sink unit with newly fitted units, space for automatic washing machine, tumble dryer and freezers

KITCHEN

Comprising a range of newly fitted wall and base units with oak laminate work surface, integrated electric oven, hob, stainless steel extractor, stainless steel sink unit, space for dishwasher and fridge, cupboard under stairs, radiator.

SITTING ROOM

An attractive room with inglenook containing wood burner, window seat, radiators, stairs rising to landing area with radiator, laminate flooring, storage space

BEDROOM 1

Double, with radiator

BATHROOM

With newly fitted white bathroom suite containing wash hand basin, bath, walk-in shower cubicle, part tiled walling with laminate flooring, radiator.

BEDROOM 2

Double, with radiator.

BEDROOM 3

Small single/study room, with radiator

OUTSIDE

The property is situated within a quiet rural location with open views to the front. From road shared drive with wooden gate leading to drive to cottage. Parking area to rear for 3/4 vehicles. The property is situated within its own gardens, laid to lawn with range of mature trees and shrubs, ideally suited to tenants with an interest in gardening. Path to side leading to small paved area to front, gravelled path. To side of property is plant room containing ground source heat pump, private water filtration system etc, garden store/outside WC.

SITUATION

Sycamore Farm is located within the hamlet of Bewley Down, situated within East Devon's attractive rolling countryside. A number of walks close at hand over a good number of footpaths, with much of the surrounding land being privately owned by the Cotley Estate. The property is approximately 3 miles from the villages of Membury, Chardstock and Wambrook, providing a range of local facilities with the popular Cotley Inn at Wambrook, a short distance away. The larger town of Chard and the market town of Axminster, with mainline railway link, are approximately 4 miles away.

SERVICES

Mains electric.

Ground source heat pump.

Private drainage (newly fitted Klargester) and private filtered water supply.

Mobile - EE and Vodafone - There is a variable chance of getting a good connection that will support services. Basic services such as voice and text messages are more likely to be available. Do not expect coverage indoors.

O2 and Vodafone - You should not expect coverage indoors or outdoors

Broadband - Standard speed only 1 Mbps

DIRECTIONS

From Honiton take the A30 in an easterly direction and continue for approximately 3 miles, taking the righthand turning onto the old A30 towards Chard and Crewkerne. Pass through the village of Yacombe and after about 1 mile turn right, just after the garage, into James Lane. Continue along this road and up the hill for about a mile and at the 'T' junction turn left, signposted Wambrook and Chard. After a short distance turn right, signposted Membury, and continue for about 1½ miles to Broadcroft Cross, turning left towards Cotley and Ridge. Continue down the hill for about ½ mile and the driveway to Sycamore Farm will be found on your righthand side. Proceed along the track for a short distance, bearing left, with the cottage being found at the end on the lefthand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: 1395 pcm exclusive of all charges. DEPOSIT: £1609 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.

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.

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.

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.



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		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		