

STAGS

Woodbrooke Cottage Drewsteignton, Exeter, Devon EX6 6PZ

A very spacious Grade II Listed attached two bedroom cottage, enjoying a rural position and benefitting from a detached studio.

Exeter City Approx 13.6 Miles / Cheriton Bishop 1.9 Miles

• Available 2nd January 2027 • Large Kitchen & Pantry • 2 Bedrooms, 2 Bathrooms • Sitting Room • Detached Studio • Parking Area • Pets Considered • Long Term Let Preferred • Deposit: £1500 • Tenant Fees Apply

£1,300 Per Calendar Month

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DESCRIPTION
A delightful Grade II Listed attached cottage enjoying a rural position and views of the Teign Valley. The characterful accommodation comprises of an entrance hall, cloakroom, kitchen/dining room with pantry, sitting room, two double bedrooms, including master with en suite shower room and main bathroom. Off-road parking, generously sized gardens and detached studio. Unfurnished. A pet considered. Oil fired central heating. Available January. Tenant fees apply. Council Tax Band G (included).

SITUATION
Woodbrooke Cottage is part of a small group of properties enjoying a rural position. Drewsteignton with its Community Pub is about 3 miles away. Fingle Bridge in National Trust woodland with its popular Inn is 2 1/2 miles away. The A30 is also accessed at Cheriton Bishop, and gives access to the city of Exeter which is about 13 miles away. The village of Drewsteignton is approximately 3 miles and also offers a village store, pub, church and post office. The Dartmoor town of Moretonhampstead is less than 5 miles from Woodbrooke and offers a good range of day to day facilities.

ACCOMMODATION
Pedestrian gate to paved terrace leading to front door -

ENTRANCE HALL
Quarry floor tiles, built-in shelving, radiator, doors leading to:

CLOAKROOM
White WC and hand basin, quarry floor tiles, small obscured window.

KITCHEN / BREAKFAST ROOM 16'7" x 15'8"
Good sized dual aspect room, partly glazed door leading to the rear garden and windows overlooking the main garden. Exposed beams, quarry tiled floor, oil-fired boiler, recess with fitted shelves, traditional dresser. The kitchen comprises of farmhouse style units with wooden worktops with inset double drainer sink and ceramic tiled splashbacks. Freestanding electric oven, dishwasher & space for washing machine. Radiator and door leading to:

PANTRY 9'10" x 6'10"
A good sized and useful space with fitted shelves and storage cupboards. Space for fridge/freezer. Quarry tiled floor. Two windows looking over the rear garden.

SITTING ROOM 17'0" x 13'9"
Another good sized room with exposed beams and timbers, feature fireplace with woodburning stove, slate hearth and timber lintel. Radiator, solid wood flooring, two windows looking to the front of the property. Door leading to:

STAIRS & LANDING
Stairs lead to the first floor landing with useful space, suitable for a study area. Carpet laid, skylight windows & exposed beams. Ample fitted cupboards, one being the airing cupboard housing the hot water tank with shelves above. Doors leading to:

BEDROOM ONE 13'5" x 10'9"
Good sized double room with fitted wardrobes, exposed timbers to double height ceiling, dual aspect. Solid wood flooring & radiator. Door leading to:

EN SUITE SHOWER ROOM
Period style white ceramic suite comprising of wash basin and WC. Double shower cubicle with glass sliding doors. Ceramic tiled splashbacks, vinyl flooring, bidet, radiator and towel rail. Low window looking to the front of the property.

BEDROOM TWO 13'9" x 11'9"
Generous double, window looking to the front of the property and beyond, good number of fitted wardrobes and storage cupboard, radiator & neutral carpet.

BATHROOM
Suite comprising of WC, wash basin, bath with mixer shower and folding screen over. Electric heated towel rail, radiator & vinyl flooring. Window looking to the front of the property.

OUTSIDE
There is gravelled off-road parking across the lane from the cottage. In addition



there is an open fronted log-store and a small lockable garden store.

From the pedestrian gate there is a paved path leading along the front of the property, opening to a good sized main garden which is mainly laid to lawn, with well-stocked and established borders. Views to open countryside and woodland.

To the rear of the property there is a vegetable patch. Please note the attached dwelling looks over the rear garden.

DETACHED STUDIO
An impressive oak framed sizable room, exposed oak frame to glazed aspects, solid wood floor and woodburning stove. Power and lighting. The studio could be used for a variety of purposes and is an excellent addition to the property.

SERVICES
Oil fired central heating. Mains electricity (sub metered). Monthly service charge of £300 for Council Tax and the private water and drainage system.

DIRECTIONS
From Exeter drive in the direction of Okehampton on the A30 dual carriageway. After around 10 miles leave at the Woodleigh junction, and continue into Cheriton Bishop. On entering the village take the second turning on the left signed Woodbrooke. Continue down this single track lane for about 1.5 miles and Woodbrooke Cottage will be found on the left hand side. Parking will be found directly opposite the cottage in-front of the wood built barn. What3Words: hazel.lake.sprayer

LETTING
The property is available to let on a assured periodic tenancy on an unfurnished basis and is available from January 2027. RENT: £1300pcm exclusive of all charges. DEPOSIT: £1500, 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.

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

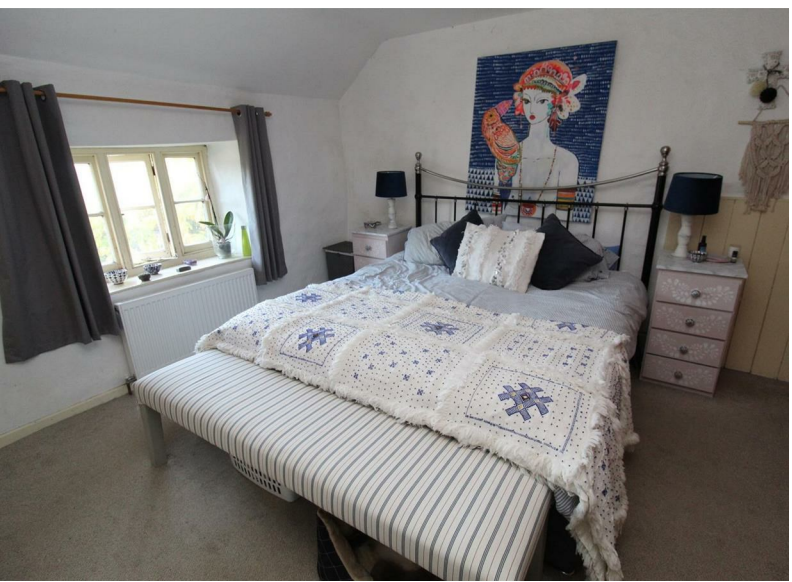
TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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.

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