



STAGS

Welldown Cottage Hayne Farm, Newton St Cyres, Devon
EX5 5DE

A beautifully presented early Victorian thatched cottage on the edge of a popular village.

Exeter 5 Miles

• Available Early May • Village Location • Good Sized Garden/Parking • Two Double Bedrooms • Gas Central Heating • Sorry No Pets Allowed • 6/12 Month Tenancy • Deposit: £1384 • Council Tax Band E • Tenant Fees Apply

£1,200 Per Calendar Month

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DESCRIPTION

A beautifully presented attached Victorian thatched cottage which enjoys a sheltered position in a small hamlet surrounding a medieval Hall house with lovely rural views. The accommodation has beautiful period features including elm panelling, exposed beams and flagstone floors. A spacious entrance hall, cloakroom, sitting room, a large kitchen/dining area and utility room. On the first floor there are two double bedrooms, one single bedroom and a family bathroom. The private garden is mainly lawned and some gardening is included in the tenancy. Parking for 2/3 cars. Gas central heating. Unfurnished Available End of May. Sorry no pets. Children considered. EPC Band D. Tenant Fees Apply.

ACCOMMODATION

Thatched porch with front door leading to:

ENTRANCE HALL

Elm screen panelling. Stone flagged floors.

CLOAKROOM

White suite comprising close coupled WC and wash basin. Quarry tiled floor, exposed beams and coat hooks.

SITTING ROOM

17'0" x 11'1"

A lovely room with exposed ceiling beams, elm screen panelling, period fireplace. Carpet, fitted shelving, TV point, radiator and window to the front aspect with views over garden.

KITCHEN/DINING AREA

15'8" x 13'9"

A bespoke kitchen with a range of rustic style painted kitchen units with roll edged work surface and slimline dishwasher, electric oven and hob, stainless steel one and a half bowl sink. Exposed beams and original quarry tile floor in the kitchen area, vinyl flooring in the dining area. Refectory dining table and pine storage chest. Radiator. Half glazed door to:

LOBBY

Glazed door to garden, quarry tiled floor, coat hooks, doorway to:

UTILITY ROOM

Range of white kitchen units and roll edged work with inset sink, space and plumbing for a washing machine below. Gas central heating boiler. Space for fridge/freezer, vinyl flooring.

FIRST FLOOR LANDING

Curved wooden stairs lead to landing with elm floorboards and hanging rail in recess. Airing cupboard with hot water cylinder and slatted shelving.

BEDROOM ONE

17'4" x 10'2"

A good sized double room with fitted neutral carpet, window seat overlooking garden and with lovely rural views. Radiator.

BEDROOM TWO

6'8" x 12'1"

Double room with fitted neutral carpet. Wardrobe, radiator and window seat with rural views.

BEDROOM THREE

18'4" x 10'2"

Single room, wardrobe. Window seat overlooking garden. Radiator and neutral carpet laid.

BATHROOM

Fitted with a white suite comprising panelled bath with Mira shower and glass screen over, wash basin, low level WC and Radiator, vinyl flooring and window to front aspect.

OUTSIDE

Welldown Cottage is part of a complex of buildings of various ages, some of which date back to the 15th century. The cottage and garden although attached are entirely private. There is a good sized front garden laid which is lawned with a central pathway and paved area with a picnic table. A private drive allows 2 or 3 cars to be parked.

SITUATION

The property is situated on the fringes of the the village of Newton St Cyres, approximately 5 miles from the centre of Exeter, with good access to motorway M5 junctions, and A30/A38 roads. Newton St Cyres has a primary school and a regular bus service into Exeter.

SERVICES

Mains water, electricity and gas, private sewage. Mid Devon District Council Band E.

DIRECTIONS

From Exeter take the A377 Crediton road to Newton St Cyres. At the top of the hill turn left into Sandown Lane immediately past the Primary School. About half a mile along this lane, turn left immediately past Compass House down a farm track to Hayne Farm, turning left at the bottom of the drive. Welldown Cottage is the second cottage on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available Late May. RENT: £1200 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1384 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.

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.



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Energy Efficiency Rating		Current	Potential
392 plus) A			88
381-391) B			
355-380) C			66
339-354) D			
323-338) E			
307-322) F			
291-306) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			