



1 South Lodge, Bishops Court, Clyst St Mary, Devon EX5  
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A stunning two bedroom unfurnished apartment in  
a Grade 1 Listed country house.

Exeter City 4.9 Miles / Clyst St Mary Approx 1 Mile

• Two Double Bedrooms • Spacious Sitting Room • Fitted Kitchen/Breakfast  
Room • Bathroom • Off Road Parking • Available Now • Council Tax Band  
B • Sorry No Pets • Deposit: £1269 • Tenant Fees Apply

£1,100 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A stunning two bedroom unfurnished apartment in a Grade 1 Listed country house. The generous sized accommodation comprises; spacious sitting room, fitted kitchen/breakfast room and bathroom with shower and two bedrooms, Water Rates Included. Off Road Parking. Available Now. Bio-mass heating. No pets. Tenant fees apply.

## ACCOMMODATION

Communal entrance via courtyard with entry phone system to first floor entrance door to:

### HALL/LIBRARY

Original waxed floor boards. Stairs leading off.

### STAIRS & LANDING

Waxed floor boards, doors leading off. Scullery offering excellent storage and space for white goods.

### SITTING ROOM 15'8" x 14'5"

A spacious room with radiator, Original exposed floorboards. Window looking to the front with a rural outlook.

### BEDROOM 1 19'8" x 12'1"

Large double in size, exposed floorboards and window looking to the side and again enjoying a rural outlook.

### BEDROOM 2 11'9" x 11'9"

A double room with radiator, exposed floorboards and window.

### KITCHEN/BREAKFAST ROOM 16'5" x 14'9"

Fully fitted kitchen units with oak worktops. Fitted ceramic electric hob and oven, integrated fridge, freezer and dishwasher. Original exposed floorboards, window looking to the rear and enjoying far reaching views.

## BATHROOM

White suite comprising full size bath with shower over. Low level WC & Pedestal wash hand basin.

## OUTSIDE

Bishops Court set in superb soundings and is approached through large wooden gates which open to a long private driveway leading through a woodland area. The woodland opens to an open area of lawn where peacocks can sometimes be seen roaming and the main house is just beyond this. The entrance to South Lodge is to the left of the main house. Although the gardens and parkland of Bishops Court are not generally available to tenants, There is a large shared lawned area adjoining South Lodge, leading to the cobbled circular entrance courtyard for tenants' use. Allocated parking is provided and there is visitors' parking available.

## SERVICES

Mains electricity. A service charge of £100 per calendar month is payable to the landlords for heating, and hot water. There is no charge for water supply to the property. Council tax band B (ref: 1252202101)

Broadband.

Download Upload.

Standard 26 Mbps 2 Mbps

Superfast --Not available --Not available

Ultrafast 1000 Mbps 200 Mbps

EE Limited / None

Three Limited

O2 Limited

Vodafone Limited



## SITUATION

The apartment forms part of the medieval Bishops Court which is sounded by beautiful parkland. Although benefitting from a rural outlook, Bishops Court lies around 1 mile from the village of Clyst St Mary which has facilities including a local store, public house as well as regular bus services. Exeter city centre is approximately 4 miles away and the M5 and Exeter Business Park are both within a short drive. In addition Exeter International Airport is around 2 miles away, as is the A30 dual carriageway.

## DIRECTIONS

From junction 30 of the M5, take the A376 signed Sidmouth and Westpoint. At the first roundabout take the first exit to Clyst St Mary village centre. Turn left at the T-junction passing the Half Moon pub on your left into Frog Lane, then follow this road out of the village. Continue for approximately one mile and the entrance to Bishops Court is by the thatched gate lodge on the left hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available now. RENT: £1100 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1269 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

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

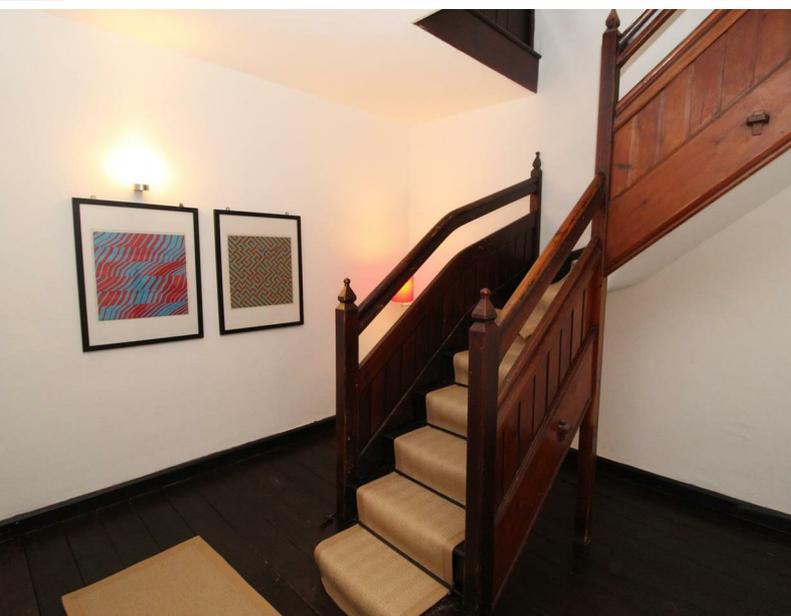
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (plus)	A		
121 (97)	B		
100-80	C		
65-85	D		
39-54	E	60	71
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	