



Dove Cottage Pulshayes, Combe Raleigh, Honiton,
Devon EX14 4UJ

A newly decorated character semi-detached
cottage with stunning countryside views.

Honiton 5 miles - Wellington 7 miles

• Conservatory • Sitting Room with Woodburner • Newly Fitted Kitchen • Two
Double Bedroom • Bathroom • Driveway/Parking/Garden • Available Mid
December • Tenant Fees Apply

£825 Per Calendar Month

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

ACCOMODATION INCLUDES

CONSERVATORY

12'2" x 9'4"

UPVC with tiled flooring, door to rear. The previous tenants used this as a dining area.

Door to:

SITTING ROOM

13'9" x 13'2"

With woodburner, beams, stairs rising, newly fitted flooring, television and telephone points.

KITCHEN

11'4" x 8'7"

Comprising newly fitted modern wall, base and drawer units, wood work surface with inset stainless steel sink unit, electric cooker, electric hob with extractor over, space with plumbing for washing machine, fridge freezer space, storage area, newly fitted floor and door to courtyard garden area.

STAIRS AND LANDING

Stairs rising to landing with fitted carpet and doors to;

BEDROOM ONE

10'3" x 9'11"

Double with fitted wardrobes, beams, Velux window, electric heater and fitted carpet.

BEDROOM TWO

12'2" x 6'9"

Double with Velux window, beams and fitted carpet.

BATHROOM

White suite comprising bath, low level WC, wash hand basin, separate shower cubicle, electric heated towel rail, Velux window, airing cupboard and fitted carpet.

OUTSIDE

The cottage is approached via a private driveway with parking area for several vehicles. There is a detached wooden workshop with power and light and small garden shed. The rear gardens are predominantly laid to lawn with a lovely terrace from which glorious countryside views can be enjoyed.

To the front of the cottage is a small courtyard garden with pathway and area of lawn with flower bed border.

SERVICES

Mains Electric. Private Water (Included) Septic Tank Drainage (1/5 of the bill is to be paid directly to the landlord). Council tax Band: C
EPC Band: E

SITUATION

The property is situated in a rural location with stunning views across the

valley and is situated between the villages of Luppitt and Dunkeswell. The popular town of Honiton is a few minutes drive to the South with an extensive range of facilities, main line railway link and A30/A303.

DIRECTIONS

From Honiton proceed in a Northerly direction towards Dunkeswell, proceeding up Windgate Hill onto Luppitt common, as you reach the top of hill, bear right and after approx 600yds take the first turning on right down farm lane signposted Pulshayes. Follow the lane down, pass the houses on either side and the driveway for Dove Cottage can be found at the bottom on the right hand side.

LETTING

The property is available to rent for a period of 6/12 months plus on a renewable Assured Shorthold Tenancy and is available immediately. Rent: £825 per calendar month exclusive of all charges but INCLUSIVE of water. Where the let permits a pet the rent will be increased to £850pcm. Deposit: £951 returnable at end of tenancy subject to any deductions. All deposits for a property let by 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)/Child Considered. Viewings strictly by appointment with 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
32 plus) A		
21-31) B		
18-20) C		
15-17) D		
12-14) E		
9-11) F		
4-8) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		