



Higher Corrie Farm Dalwood, Axminster, Devon EX13 7HW

Well presented semi-detached cottage in rural location with stunning countryside views.

Axminster 4.5 Miles; Honiton 6 Miles

- Sitting Room
- Three Double Bedrooms
- Family Bathroom & Shower Room
- Private Parking / Gardens
- A Cat (terms apply) / Children Considered
- Available Immediately on Unfurnished Basis
- Long Term Let
- Deposit: £1,500
- Council Tax Band: D
- Tenant Fees Apply

£1,300 Per Calendar Month

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

ACCOMMODATION INCLUDES

UPVC front door from drive into;

ENTRANCE PORCH

With fitted carpet and part glazed door to;

SITTING ROOM

Spacious room with wood burner on slate hearth, large beam shelf over, feature stone wall, radiators, television point and fitted carpet.

KITCHEN / BREAKFAST ROOM

Comprising beech fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric cooker, electric hob with extractor over, dishwasher, window seat, stairs rising, under stairs cupboard, telephone point and glazed door to rear porch. Door to;

DOWNSTAIRS SHOWER ROOM

Newly fitted wet room comprising of low level WC, pedestal wash hand basin, and rainfall shower, wall hung mirrored cabinet, towel rail, radiator, extractor fan and tiled flooring. Door to storage/meter cupboard.

UTILITY ROOM

Door from kitchen leads to the rear porch and access to utility room with Belfast sink, space for washing machine, and carpet flooring.

Door to WC and further door to workshop/store, housing the oil fired boiler.

STAIRS AND LANDING

Stairs from kitchen rise to landing with fitted carpet, loft hatch and door to storage cupboard.

MASTER BEDROOM

17'2" x 17'0"

Spacious dual aspect double bedroom with feature stone wall and stunning views, radiator and fitted carpet.

BEDROOM TWO

11'4" x 9'11"

Double with feature stone wall, radiator and fitted carpet.

BEDROOM THREE

12'6" x 9'9"

Good sized dual aspect double with window seat, radiator and fitted carpet.

FAMILY BATHROOM

White suite comprising bath with shower over, shower screen, pedestal wash hand basin, low level WC and vinyl floor.

OUTSIDE

Private driveway with parking for several vehicles. The garden is laid mainly to lawn with mature shrubs and trees and enjoys stunning countryside views.

SERVICES

Electric - Mains connected

Drainage - Included within the rent

Water - Included within the rent

Heating - Oil fired central heating and woodburner.

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.8 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps

Ofcom predicted mobile coverage for voice and data - External (Likely) EE, Three, O2 and Vodafone

Local authority: Council Tax Band D

SITUATION

Higher Corrie Cottage is situated in a pleasant and quiet rural location on the edge of the picturesque community village of Dalwood in the Blackdown Hills Area of Outstanding Natural Beauty backing onto open fields. The village offers a range of amenities including the popular Tuckers Arms public house (only a short walk away), ancient Church of St Peter's, village hall and community run shop and Post Office.

Dalwood lies approximately midway between the market towns of Honiton and Axminster. Both towns offer a wide range of amenities such as schools, banks, supermarkets and sporting facilities, as well as many independent shops and galleries. They both also have main line rail links to London (Waterloo).

The Jurassic Coastline at Lyme Bay is a short drive away, with the town of Lyme Regis being about 9 miles distant.

The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 6 miles south of the property.



DIRECTIONS

From Honiton proceed on the A35 proceeding through the village of Wilmington. At the bottom of the hill turn left just after the bridge. Proceed up the hill to Moor Cox Cross. Go straight over signposted Dalwood, follow the road for just over a mile passing The Folly Pre School & Recreational Fields on the left handside. At the cross roads turn left signposted Ham following the road for approximately half a mile an the entrance to Higher Corrie Farm can be found on the right handside. Head down the drive and the private entrance to the cottage can be found on the right.

What3Words: //vampire.masks.repeating

LETTING

The property is available to rent for a period of 6 months plus on a long let, renewable Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT: £1,300 per calendar month INCLUSIVE of water & drainage but exclusive of all other charges. Where the let permits a Cat the rent will be increased to £1,325 per month. DEPOSIT £1,500 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Cat (terms apply) / Children Considered. Viewing 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. 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
<https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ImplementationRoadmap.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	(92 plus)	A	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC