



STAGS

The Annexe Farway Countryside Park, Farway, Colyton,
Devon EX24 6JL

A newly renovated annexe in rural location with
stunning countryside views.

Honiton 6 Miles; Colyton 4 Miles; Taunton 23 Miles;

• Modern Kitchen • Sitting Room • Bedroom • Modern
Bathroom • Parking • Suit Professional • 6 months plus • Deposit:
£750 • Council Tax Band: TBC • Tenant Fees Apply

£650 Per Calendar Month

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

ACCOMMODATION INCLUDES

UPVC part glazed front door leads into

ENTRANCE PORCH

8'3" x 5'10"

With radiator and tiled flooring.

Door into;

KITCHEN

10'1" x 9'2"

Comprising newly fitted wall, base and drawer units with wood effect worksurface, inset stainless steel sink unit, electric oven, hob with extractor hood over, space for washing machine and fridge freezer, heated towel rail and laminate floor.

Archway leads to inner hallway with door to airing cupboard.

SITTING ROOM

9'11" x 9'9"

With views over the adjoining countryside, radiator and laminate floor.

BEDROOM

12'5" x 10'1"

Dual aspect double with built in wardrobes, radiator and laminate floor.

BATHROOM

White suite comprising bath with shower over, shower screen, low level WC, pedestal wash hand basin, mirrored cabinet over, radiator and laminate floor.

OUTSIDE

The property is approached via 5 bar gate to parking area for a couple of vehicles immediately on the right adjacent to the log store.

There is currently no outside space with the annexe, however if a tenant did require a small area of garden the landlords may be able to accommodate this.

Please note that the garages and wooden buildings to the front of the property are NOT included within the tenancy.

SERVICES

Mains electric, propane gas. Water & drainage costs are to be paid directly to the landlords.

Council Tax Band: TBC

EPC Band: TBC

SITUATION

The Annexe is situated within the grounds of Farway Countryside Park which offers an attractive rural location with lovely views across the adjoining countryside. The property is situated between Honiton and the East Devon coast, an area classified as an Area of Outstanding Natural Beauty. The local vicinity is quiet and unspoilt, with gentle hills and valleys, offering a beautiful rural setting.

The nearby town of Colyton offers a good range of

day-to-day facilities. The market town of Honiton lies to the North, which boasts a railway connection to London Waterloo and access to the A30. The University City of Exeter lies to the West and offers a comprehensive array of retail and leisure facilities, as well as an international airport.

DIRECTIONS

From the centre of Honiton proceed southwards up New Street to the top of the hill passing the train station. At the mini roundabout turn left and then immediately right signposted Northleigh. At the golf course turn right signposted Seaton and Farway and continue on this road keep left at the next junction. Take the next left turning to Southleigh at Roncombe Gate Cross, follow the road for approx 1.3 miles and the entrance can be found on the left handside. Follow the track keeping onto the park passing the agricultural buildings on the left handside and the property can then be found at the bottom behind the trees/hedges.

LETTINGS

The property is available to rent for a period of 6 months plus on an assured shorthold tenancy, unfurnished and is available immediately. RENT: £650 per calendar month exclusive of all charges. DEPOSIT: £750 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. Usual references required. No Smokers/Pets/Children. Would Suit Professional person. 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.

The Annexe Farway Countryside Park, Farway, Colyton, Devon EX24 6JL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
 01404 42553
rentals.honiton@stags.co.uk
staas.co.uk



These particulars are a guide only and should not be relied upon for any purpose.