



The Hayloft Offwell, Honiton, Devon EX14 9SA

A beautifully presented one bedroom apartment in a sought-after village location.

Honiton 3 Miles; Exeter 20 Miles; Taunton 16 Miles

• Open Plan Kitchen / Living Area • Bathroom • Private Veranda / Parking • Available Un / Part / Fully Furnished • No Smokers / Children / Pets • Available End of December • 6 Months Plus • Deposit: £894 • Council Tax Band: A • Tenant Fees Apply

£775 Per Calendar Month

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ACCOMMODATION INCLUDES

From the veranda the front door leads to;

OPEN PLAN KITCHEN / LIVING AREA

16'1" x 19'2"

A lovely light and airy room with original beams and laminate flooring throughout, feature wall with inset small windows.

LIVING AREA; Brick fireplace with electric effect woodburner, sofa, chair, coffee table, television and radiator.

KITCHEN / DINING AREA: Comprising wall, base and drawer units with worksurface and inset stainless steel sink unit, electric oven, electric hob with extractor over, dishwasher, washing machine & fridge freezer, table and chairs.

BEDROOM

16'1" x 19'2"

Double bedroom with bed, bedside cabinets, chest of drawers, built in wardrobe, radiator and fitted carpet.

BATHROOM

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

OUTSIDE

To the front of the property is a gravel pathway which leads up to the house with mature shrubs. Wooden steps lead up to the wooden veranda with private seating area.

There is a gravel parking space with allocated parking for one car for The Hayloft.

SERVICES

Electric - Via sub meter, payable directly to the Landlord
Mains water, drainage and biomass heating: the bills are split between the 3 cottages and are payable directly to the Landlords.

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band A

SITUATION

The Hayloft is situated in a quiet rural country setting in the heart of the popular village of Offwell. The village benefits from Parish Church, primary school and social club. The popular market town of Honiton is approximately 3 miles drive and provides an extensive range of facilities, A30/A303 and main line railway link. The Cathedral City of Exeter and County Town of Taunton are both within 35 minutes drive.

DIRECTIONS

From Honiton proceed on the A35 towards Axminster and after approximately one and a half miles turn right signposted Offwell (before the BP garage). Continue into the village and at the sharp left bend turn right to Offwell House. Continue up the drive and just before the gravel parking area to the main house follow the drive off to the right and the parking for The Hayloft is in the second space on the left handside.

What3words: ///sardine.coaster.overdrive

LETTING

The property is available to rent for a period of 6 months plus on a renewable Assured Shorthold Tenancy and is available from the end of December. RENT: £775 per calendar month

exclusive of all charges DEPOSIT: £894 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 administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Pets/Children. Would Suit Professional(s). 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/6915beb8bc34c86c_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.

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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