



## The Bungalow Old Parsonage, Wilmington, Honiton, Devon EX14 9SG

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A newly built detached bungalow in rural location with easy access to A35/A30.

Honiton 3 Miles: Exeter 17.5 Miles;

• Open Plan Living Area / Kitchen • Two Bedrooms • Bathroom • Large Garden / Parking / Garage • Available Immediately • Suited to Professional(s) • 12 months plus • Deposit £1,096 • Council Tax Band: TBC • Tenant Fees Apply

**£950 Per Calendar Month**

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



## ACCOMMODATION INCLUDES

Part glazed front door leads to;

### ENTRANCE HALL

**6'9" x 4'4"**

With laminate wood floor, electric panel heater, built in shoe/storage box and coat hooks.

Door to;

### OPEN PLAN LIVING AREA / KITCHEN

**17'5" x 17'6" (to front of units)**

Dual aspect room with laminate wood flooring throughout, panel heaters, door to storage cupboard with electric boxes/controls. KITCHEN; comprises of newly fitted cream fronted wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, integrated fridge freezer, slim line dishwasher, washing machine, electric oven, and electric hob with extractor over.

LIVING AREA: With patio doors to garden and wood burner.

### BEDROOM ONE

**17'5" x 9'8"**

Dual aspect double with fitted wardrobes and cupboards, electric panel heaters, loft hatch and laminate wood floor.

### BEDROOM TWO

**9'6" x 10'1" ( 7'0" to front of wardrobe)**

Small double with fitted wardrobe, electric panel heater and laminate wood floor.

## BATHROOM

Newly fitted white suite comprising bath, separate shower cubicle, pedestal wash hand basin, shaver socket, low level WC, heated towel rail and laminate wood floor.

## OUTSIDE

The property is approached via a private driveway with gated access to parking area for several cars and detached garage. The property benefits from an electric charging point. The garden area is laid mainly to lawn with mature trees and shrubs, patio area adjacent to the property with decked steps lead up to the patio doors.

**\*\*Please note that the garden will be turfed\*\***

## SERVICES

Mains electric. Mains water shared with neighbouring property (the bill is split accordingly). Septic tank drainage.  
Council Tax Band: TBC  
EPC Band: CX

## SITUATION

The property is situated in an attractive rural location on the edge of the village of Wilmington to the North of the A35 Honiton to Axminster Road. The market town of Honiton is a few minutes drive to the West providing a good range of shops and services, mainline railway link, A30/A303. The Cathedral City of Exeter to the West and County town of Taunton to the North are both within a 15/20





minute drive providing extensive range of shops, services, educational facilities, M5 Junctions and Exeter Airport.

### **DIRECTIONS**

From Honiton proceed in an Easterly direction on the A35 towards Axminster passing Windmill Garage on the right hand side and The Grazing Cow on the left hand side. After a few hundred yards take the next turning left at Drummer Stone Cross towards Cotleigh proceeding along this lane with the entrance to The Old Parsonage Bungalow being found after approximately half a mile on the right hand side.

### **AGENTS NOTES**

The Old Parsonage Bungalow is a detached property built by The Wee House Company, and has been finished to a very high standard with laminate wood flooring throughout, new kitchen and bathrooms and neutral décor throughout.

### **LETTINGS**

The property is available to rent unfurnished for a period of 12 months on a Renewable Assured Shorthold Tenancy, and is available Immediately. RENT: £950 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased by £50pcm. DEPOSIT £1,096 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. ONE Pet (terms apply)/Child 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.







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



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	100
(92 plus) <b>A</b>	
(81-91) <b>B</b>	77
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(27-38) <b>F</b>	
(1-26) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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

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