



The Front Lodge Manor Drive, Sidmouth, Devon EX10 0QE

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A rare opportunity to rent a detached Lodge to Sidbury Manor.

Sidmouth 2 miles; Honiton 8 miles;

• 2 Reception Rooms • Kitchen/Utility/Cloakroom • Double Bedroom • Study/Bedroom Two • Family Bathroom • Suit Professional/s • Short Term 12 Month Tenancy • Deposit: £1,384 • Council Tax Band: E • Tenant Fees Apply

£1,200 Per Calendar Month

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



## ACCOMODATION TO INCLUDE

Part glazed door to entrance porch with front door into;

### SITTING ROOM **15'3" x 14'9"**

Triple aspect room with open fire place, alcove with built in shelves, bay window, radiator, television point and fitted carpet.

### INNER HALL

With door to under stairs cupboard, fitted carpet and doors to;

### DINING ROOM **11'10" x 10'10"**

With feature fireplace surround, radiator, telephone point and fitted carpet.

### KITCHEN

Comprises of a range of cream fronted wall, base and drawer units, laminate worksurface with inset stainless steel sink unit, electric cooker, hob with extractor over. Oil fired Royal Rayburn. Door to storage cupboard and vinyl floor. Door with steps down to;

### REAR HALL

Door to walk in pantry with shelving and electric and a door to rear garden, vinyl floor throughout. Arch leads through to;

### UTILITY / CLOAKROOM

Comprising modern base unit, laminated worksurface with inset stainless steel sink, space for washing machine, new oil fired boiler, coat hooks and vinyl floor. Door into cloakroom with low level WC.

### STAIRS AND LANDING

Door from kitchen providing stairs to first floor landing with fitted carpet.

### BEDROOM ONE **11'10" x 11'10"**

Double with feature fireplace in surround, built in wardrobe with sliding doors, radiator and fitted carpet.

### STUDY / BEDROOM TWO **7'8" x 5'4"**

Single bedroom or study with fitted carpet.

### BATHROOM

White suite comprising bath with electric shower over, shower screen, low level WC, pedestal wash hand basin, bathroom cabinet, heated towel rail, radiator, wall mounted electric fan heater and vinyl floor.

### OUTSIDE

The property is situated at the entrance and adjacent to the drive to Sidbury Manor. To the front and side is a small garden area with separate off road parking for 2 vehicles. The Lodge is surrounded by lawns with mature trees and shrubs. Access from the back door into the courtyard with door to garden and domestic oil tank. Gardens to be maintained by the landlord. Available by separate negotiation is a vegetable garden plot a short distance from the property.

### SERVICES

Mains electric and water, Private Drainage, Oil Fired Central Heating, Superfast fibre broadband is available.  
Council Tax Band: E  
E.P.C Band: E

## SITUATION

The Lodge is situated at the entrance of Sidbury Manor and forms part of the Sidbury Manor Estate. The village of Sidbury is within easy walking distance and provides local shops, a sought after primary school, church, public house and services. The coastal town of Sidmouth is approximately 10 minutes drive to the south with a further extensive range of facilities and A3052 leading to Exeter. The popular market town of Honiton is approximately 10 minutes drive to the north providing a further extensive range of facilities, main line railway link, A30/A303.

## DIRECTIONS

From Honiton proceed on the A375 Sidmouth Road to the village of Sidbury. Proceed through the village, passing the Church on the left hand side, follow the road round and at the top of the incline you will see a war memorial and the road bears around to the left, at this bend turn sharp right towards Sidbury Manor. Proceed along the drive with the property being found after a short distance on the right hand side.

## LETTING

The property is available to rent for a period of 12 months on an Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT: £1,200 per calendar month inclusive of gardening, but exclusive of all other charges. DEPOSIT: £1,384 returnable at the 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/Pets. A Child Considered. Would suit single or professional couple. Viewings 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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