



Robins Roost Tapsterwater, Luppitt, Honiton, Devon  
EX14 4RU

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A characterful and beautifully presented 2  
bedroom thatched cottage in heart of the village.

Honiton 5 Miles; Taunton 15 Miles; Exeter 19 Miles

• Two Reception Areas • Kitchen • Ground Floor Bathroom • Private Garden • A  
Pet (terms apply) / A Child Considered • Available End March on Unfurnished  
Basis • Long Let • Deposit: £1,153 • Council Tax Band: C • Tenant Fees Apply

£1,000 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Part glazed front door from covered porch leads into;

### ENTRANCE

With stairs rising, radiator and fitted carpet.

Door to;

### DINING ROOM

17'6" x 9'8"

Feature beam wall separates to two reception rooms, alcove shelving, feature stone walls, bay window, radiator, telephone point and fitted carpet.

Step down to;

### SITTING ROOM

15'11" x 9'9" (12'7")

Inglenook fireplace with feature woodburner (this is not in use), feature stone wall, beams, window seat, alcove shelving, television aerial, radiator and fitted carpet.

### KITCHEN

Comprising wood fronted wall, base and drawer units with worksurface, inset stainless steel sink, electric cooker with extractor over, space for washing machine, under counter fridge and freezer, radiator and vinyl floor.

Door and step down into;

### INNER HALL

Cupboard housing the water tank with immersion and oil fired boiler, vinyl floor.

Door to sitting room, and door into;

### BATHROOM

White suite comprising of bath with mixer tap shower spray, pedestal wash hand basin, low level WC, wall cabinet, radiator, extractor fan and vinyl floor.

### STAIRS AND LANDING

Stairs lead to landing with storage cupboard over the stairs, radiator and fitted carpet.

Doors to;

### BEDROOM ONE

14'10" x 9'1" (7'1")

Double with built in wardrobes, radiator and fitted carpet.

Door to;

### ENSUITE CLOAKROOM

Comprising low level WC, wash hand basin, mirror, wall cabinet and vinyl floor.

### BEDROOM TWO

11'8" x 9'11"

Double with walk in wardrobe, radiator and fitted carpet.

### OUTSIDE

The property is approached over a shared pathway with metal gate leading to Robins Roost.

Pathway leads to the thatched porch over front door. Steps up to the front garden which is laid mainly to lawn with shrub borders and seating area.

Fence screens the oil tank.

### SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Private drainage via septic tank (shared with neighbouring properties). The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 24 Mbps, Upload 1 Mbps

Ofcom predicted mobile coverage for voice and data: External (Variable) - O2 and Vodafone

Local Authority: Council Tax Band C

### SITUATION

Robins Roost is set in the centre of Luppitt village, which has a church and village hall. The market town of Honiton is 6 miles to the south and provides a good range of shopping and other facilities. The A30 providing a link to Exeter which is within 4 miles, whilst 14 miles to the north is Taunton, the County town of Somerset with access to the M5 Motorway at junction 25. There is also a rail link to London Paddington.



## DIRECTIONS

From the centre of Honiton proceed east as though joining the A30 and on the slip road just before joining the A30 take the left hand turn signposted Luppitt and Dunkeswell. Follow this road to the top of the hill and keep right at Limers Cross signposted Luppitt. After a further 2 miles turn right at Luppitt Cross signposted Luppitt and Beacon (opposite a left turn to Dunkeswell), follow the road dropping down the hill into the village of Luppitt, passing the church on the right, you will pass the village hall on your left, follow the road down to the ford and the parking for the cottage is on the left hand side by the garages.

What3Words: ///boss.treaty.plates

## LETTING

The property is available for a period of 6 months plus on a long let on an Assured Shorthold Tenancy, unfurnished and is available End March. RENT: £1,000 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,050. DEPOSIT: £1,153 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. No Smokers. A Pet (terms apply)/A Child Considered. 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.

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:  
[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_renters\\_rights\\_act\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act_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.



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



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		68
49-54	E	44	
31-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	