



The Studio The Coach Houses, Upottery, Honiton, Devon  
EX14 9PN

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A spacious four bedroom Grade II Listed house in  
the centre of this picturesque village.

Honiton 5.5 Miles; Taunton 13.5 Miles; Exeter 22.5 Miles

• Two Sitting Rooms • Kitchen / Utility • Three Bath / Shower Rooms • Garage / Parking /  
Garden • A Pet (terms apply) / Children Considered • Available End March on Part / Unfurnished  
Basis • Long Let • Council Tax Band: F • Deposit: £2,019 • Tenant Fees Apply

£1,750 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Covered porch from front leads to;

## HALLWAY

With stairs rising, under stairs cupboard, boiler cupboard, telephone point, radiator, fitted carpets, beams and doors to;

## KITCHEN / BREAKFAST ROOM 14'2" x 11'7"

Dual aspect comprising of wall, base and drawer units, work surface with butler sink, Rangemaster electric cooker, extractor, integrated fridge freezer, washing machine and dishwasher, beams, radiator and tiled floor.

Door to;

## UTILITY

Comprising wall units, work surface, tumble dryer, radiator, tiled floor and door to side.

## SHOWER ROOM

Comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor and tiled floor.

## SITTING / DINING ROOM 21'0" x 16'9" (15'8")

Spacious dual aspect room with beams, television point, radiators, fitted carpet.

## CONSERVATORY

With tiled floor and doors to rear garden.

**\*\*PLEASE NOTE THAT THE LANDLORDS ARE CURRENTLY IN THE PROCESS OF OBTAINING COSTS FOR REPLACEMENT\*\***

## STAIRS TO FIRST FLOOR

Stairs rising to landing with fitted carpet and doors to;

## SITTING / FAMILY ROOM 21'0" x 16'9" (15'3")

Large dual aspect second sitting room with beams, feature stone fireplace, shelving, radiators, television point, and fitted carpet.

## FAMILY BATHROOM

Comprising modern white suite with roll topped bath with mixer tap/shower spray, low level WC, vanity unit with wash hand basin, heated towel rail, beams, door to airing cupboard and tiled floor.

## STAIRS TO SECOND FLOOR

Stairs rising to second landing with fitted carpet and doors to;

## BEDROOM / STUDY 19'6" x 11'4"

Fitted with wardrobes, cupboards/drawer and desk area, radiators, Velux window and fitted carpet.

## BEDROOM THREE / OFFICE 9'6" x 8'0"

Single with beam, radiator and fitted carpet.

## BEDROOM TWO 11'7" x 11'0"

Double with beams, Velux window, radiator and fitted carpet.

## STAIRS TO TOP FLOOR

Stairs to top floor with fitted carpet and door to;

## MASTER BEDROOM 16'9" x 16'8"

Spacious dual aspect double bedroom with built in wardrobes, television point, beams, radiator and fitted carpet. Door to;

## EN-SUITE

White suite comprising bath with mixer tap shower spray, wall mounted shower, shower screen, low level WC and wash hand basin in storage units, radiator, Velux window, beams and tiled floor.

## OUTSIDE

To the front of the property there is a shared driveway with allocated parking for each property within The Coach House. The studio benefits from parking for two vehicles adjacent to the boundary hedge. There is a garage with wooden doors, power and light, please note that the landlords retains to mezzanine area for storage. Pedestrian path leads to the covered porch and around to the side and pedestrian gate to the rear. The front garden is laid mainly to lawn with gravel area. To the rear of the property there is patio area with an area of lawn and mature shrubs.

In the rear garden there is a hot tub, and sunken swimming pool which are currently excluded from the tenancy, the Landlord is open to negotiation should any incoming tenant request use of these.

## SERVICES

Electric - Mains connected  
Drainage - Mains connected  
Water - Mains connected  
Heating - Oil fired central heating



Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1Mbps.  
Superfast: Download 80 Mbps, Upload 20 Mbps  
Ofcom predicted mobile coverage for voice and data: External (Good) EE, Three, O2 and Vodafone  
Local Authority: Council Tax Band F

### SITUATION

The property is situated in the centre of the village of Upton with popular public house, The Sidmouth Arms, primary school, village hall and church. The village is within the Blackdown Hills Area Of Outstanding Natural Beauty and there is lovely countryside surrounding the village. Easy access is provided to the A30/A303 with the market town of Honiton with extensive range of facilities, mainline railway link to London Waterloo approximately 10 minutes drive. The county towns of Taunton and Exeter which both have a wide range of shops, schooling and amenities are within easy driving distance.

### DIRECTIONS

From Honiton, proceed in easterly direction on the A30, proceeding through the village of Monkton and after a short distance taking the turning left signposted Upton. Proceed into the village with the property being situated opposite the Sidmouth Arms public house. On entering the driveway the property can be found to the right handside.

### LETTING

The property is available to rent for a period of 6 months plus on a renewable Assured Shorthold Tenancy, part furnished/unfurnished and is available from the end of March. RENT: £1,750 exclusive of all charges. Where the let permits a pet the rent will be increased to £1,775 per month. DEPOSIT: £2,019 returnable at the end of the 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. A Pet (terms apply)/Children 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.

### 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://www.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\\_Renters\\_Rights\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Rights_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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	