



The Annexe Goodman House, Offwell, Honiton, Devon
EX14 9RR

A newly renovated one bedroom annexe on the
edge of Offwell.

Honiton 2 miles; Axminster 8 miles

• Newly Fitted Kitchen • Sitting Room • Double Bedroom • Parking /
Garden • Available Immediately on an Unfurnished Basis • Suit Professional(s) • Long
Term • Deposit: £951 • Council Tax Band: A • Tenant Fees Apply

£825 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Part glazed UPVC front door leads into;

HALLWAY

With alcove shoe rack and coat hooks, loft hatch, radiator and tiled floor.

Doors into;

KITCHEN / DINER

12'4" x 9'5"

Dual aspect with newly fitted wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, electric cooker with extractor over, tumble dryer, space for fridge freezer, radiator and tiled flooring, space for table and chairs.

BATHROOM

White suite comprising bath with shower over, shower screen, low level WC, pedestal wash hand basin with mirror over, shaver socket, heated towel rail, washing machine, storage cupboard and tiled flooring.

BEDROOM

12'6" x 10'6"

Double with radiator and newly fitted carpet.

SITTING ROOM

16'2" x 10'6"

Dual aspect room with sliding patio door to garden, electric fire with surround, television aerial, BT point, radiator and newly fitted carpet.

OUTSIDE

The property is approached over a shared gravel drive with parking to the front of the annexe for two cars.

The garden is situated to the side and rear of the property with wooden pedestrian gate from the driveway. The easy to maintain garden is enclosed by fencing with an area of lawn, shrub / flower beds and paved seating areas.

SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected - a contribution is payable to the landlords on a monthly basis

Water - Mains connected - a contribution is payable to the landlords on a monthly basis

Heating - Gas central heating

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

Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone

Local Authority: Council Tax Band A

SITUATION

The Annexe is adjacent to The Grazing Cow and is set back off the A35 and situated on the edge of the sought after village location of Offwell.

The popular market town of Honiton is approximately 2 miles drive offering a range of amenities including supermarkets, an out of town retail park and a diverse and interesting range of independent shops. The A30 is easily accessible and provides links to the M5 and A303. Honiton is on the Exeter to London Waterloo line, and the London Paddington line is available from Taunton.

A number of popular beaches on the Jurassic Coast, such as Sidmouth and Lyme Regis, are within easy driving distance.

DIRECTIONS

From Honiton take the A35 towards Axminster, follow the road up the hill passing Tower Cross and the BP / Windmill garage on the

right handside. After a short distance turn left into The Grazing Cow and The Annexe is located next door to Goodman House on the left.

What3Words: ///crafted.disgraced.slacker

LETTING

The property is available to rent on a long let, for a period of 6 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £825 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £850pcm. DEPOSIT: £951 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/Children. A Small Pet (terms apply) 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

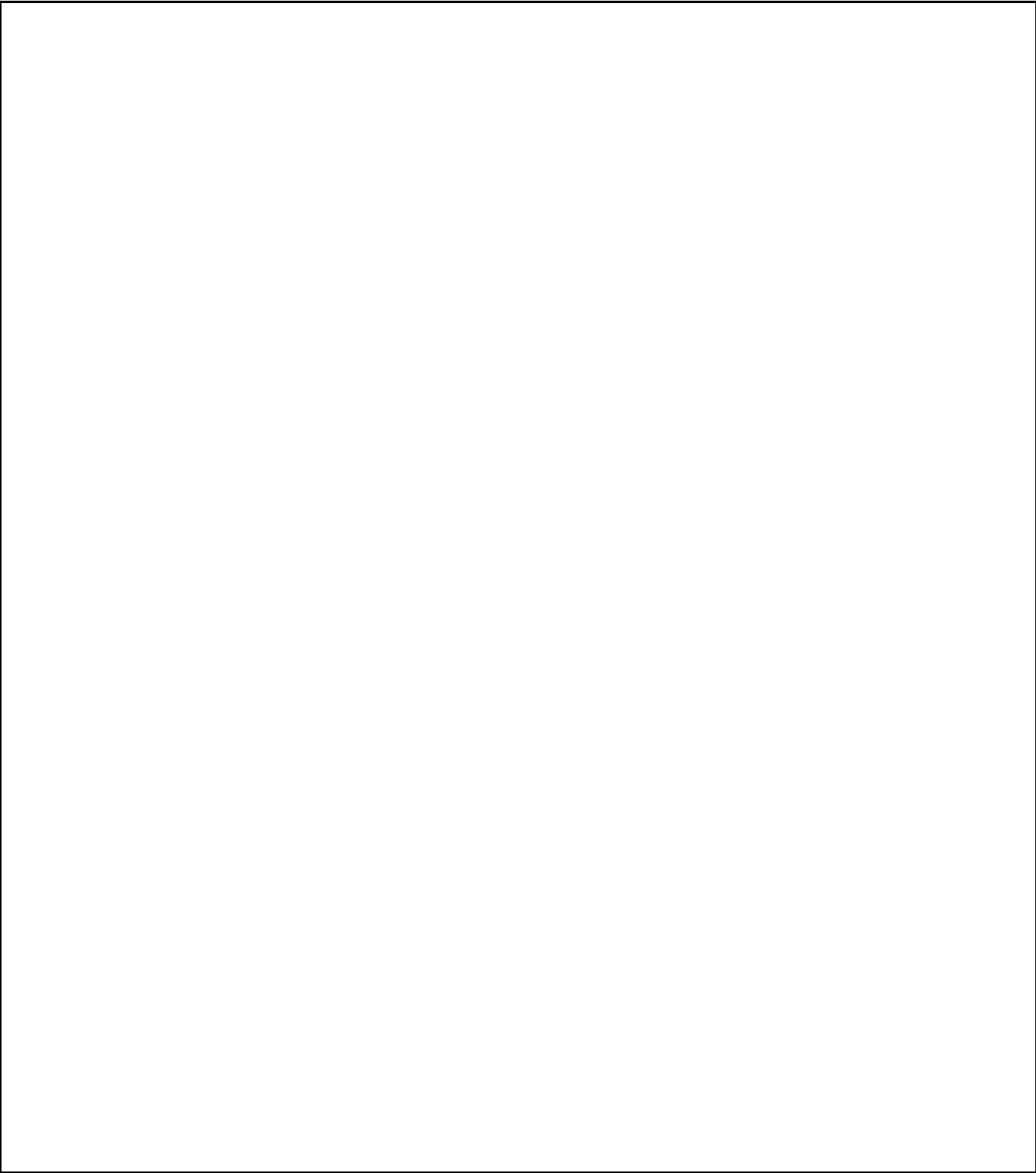
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

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. 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/6915beb8bc34c86ce4e6e7/_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 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |