



2 Higher Northcote Monkton, Honiton, Devon EX14 9QQ

A spacious mid terrace cottage situated on a working farm within easy reach of Honiton.

Honiton 1 mile; Exeter 19 miles;

- Kitchen/Dining Room
- Sitting Room
- Ground Floor Bathroom
- Two Double Bedrooms
- Parking/Gardens
- Available Immediately
- 12 months plus
- Deposit: £894
- Council Tax Band: B
- Tenant Fees Apply

£1,000 Per Calendar Month

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ACCOMMODATION INCLUDES

Shared double glazed entrance porch to front door.

KITCHEN / DINING ROOM 16'5" x 12'8"

Spacious room comprising wall, base and drawer units, worksurface with inset stainless steel sink unit, electric cooker, space for fridge freezer, plumbing for washing machine and dishwasher, radiator, space for table and chairs, vinyl floor and stairs rising.

Please note that the tenant would be happy to sell the fridge freezer to any ingoing tenant

REAR HALL

UPVC door to rear, wall mounted gas fired boiler and fitted carpet.

Doors to:

SITTING ROOM 13'11" x 10'9"

With radiator, television point and fitted carpet.

BATHROOM

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

STAIRS TO LANDING 20'3" x 4'8"

Stairs rise to landing with fitted carpet and radiator.

BEDROOM ONE 11'8" x 8'10"

Double room with radiator, small wash hand basin and fitted carpet.

BEDROOM TWO 11'8" x 9'1"

Double room with radiator, small wash hand basin, fitted carpet and door to walk in storage cupboard.

OUTSIDE

The property is approached through the farmyard where there is shared parking for 2 Higher Northcote and the neighbouring two cottages. At the rear of the property is an enclosed garden with patio area and an area of lawn.

SERVICES

Mains electricity, LPG Gas (payable directly to landlord), private water and drainage (included within the rent). Council Tax Band: B.

EPC Band: D

SITUATION

The property is situated in a rural location in an elevated position overlooking the Otter Valley close to the market town of Honiton. The property is adjacent to a working dairy farm. Honiton provides

an extensive range of facilities, main line railway link, A30/A303 with the Cathedral City of Exeter approximately 20 minutes drive to the west with M5 junction.

DIRECTIONS

From Honiton proceed in an easterly direction on the A30. Immediately at the end of the dual carriageway and just before the Starbucks, turn right to Higher Northcote Farm. Proceed up the drive and continue straight to the end into the yard. Number 2 will be found in the middle of the row of cottages.

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy and is available Immediately. Rent: £775 per calendar month exclusive of all charges but INCLUSIVE of water and drainage. Deposit: £894 returnable at 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. ONE Older Child Considered. Suit Professional(s). Viewings strictly by appointment with 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		66
(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	



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