STAGS

Little Barn Marsh, Marsh, Honiton, Devon EX14 9AJ

A well presented and spacious detached bungalow in grounds of nearly 3/4 acre.

Honiton 9 miles; Taunton 12 miles; Illminster 8 miles

• Modern Kitchen / Utility Room • Sitting / Dining Room • Three Bedrooms • Large Gardens / Ample Parking • Pets (Terms Apply) / Children Considered • Available Early January on Unfurnished Basis • 6 Months Plus • Deposit: £1,557 • Council Tax Band: E • Tenant Fees Apply

£1,350 Per Calendar Month

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

DESCRIPTION

Little Barn is of traditional construction within elevations of reconstructed stone, set beneath a tiled roof.

The property has well proportioned accommodation, with oil-fired central heating and UPVC double glazing.

Accommodation includes; entrance porch, a generous entrance hallway, living room with open fire place fitted with Storax multi fuel stove and French doors to the garden, a superbly fitted kitchen with a range of units under granite worktops and quality integrated appliances, which in turn leads to a separate utility room with cloakroom and access to the garage.

There are three excellent double bedrooms and a smart contemporary shower room.

OUTSIDE

Double gates lead to a large tarmac parking area and an attached garage.

The gardens are largely informal with extensive sweeping lawns and a variety of mature shrubs and trees interspersed with herbaceous borders, which extends to 0.74 acres (0.3 ha).

There is also a very useful timber workshop/garden store.

SERVICES

Electric - Mains connected
Water - Mains connected
Drainage - Septic tank drainage. 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 7 Mbps, Upload 0.8 Mbps
Ofcom predicted mobile coverage for voice and data: Outside (Likely) - EE, Three, O2 and Vodafone
Local Authority: Council Tax Band E

SITUATION

The hamlet of Marsh is within the Blackdown Hills, a designated Area of Outstanding Natural Beauty, and includes the highly popular Flintlock Inn. It is situated between the market towns of Honiton and Chard (9 and 5 miles respectively), which cater for day to day needs, including shops, schools and recreational facilities.

The adjacent A303 offers fantastic communication links. There are regular rail services to London Waterloo from Honiton, whilst both Exeter and Taunton provide services to London Paddington. Exeter International Airport provides a number of domestic and international flights.

DIRECTIONS

From Honiton proceed on the A30 in a north easterly direction out of the town. Keep on this road which becomes the A303 and, after about 9 miles, take a left turn signposted Marsh and Howley. Proceed into the village of Marsh and the property will be found on the right hand side before the garage.

From the East proceed along the A303 in a Westerly direction. About 2 miles after passing the La-Campagna/Eagle Tavern, take the left off-slip (just before a dual carriageway) signed Marsh and Howley. Turn right under the A303 and follow the road into the village. The property will be found on the left after the garage.

What3words: ///tangent.points.blueberry

LETTING

The property is available to let on a renewable Assured Shorthold Tenancy for a period of 6 months plus, unfurnished and is available from early January. RENT: £1,350 per calendar month exclusive of all charges. Where the agreed let permits pets the rent will be increased to £1,375. DEPOSIT: £1,557 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. 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.

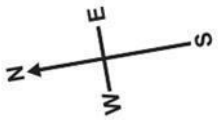
RENTERS' RIGHTS ACT

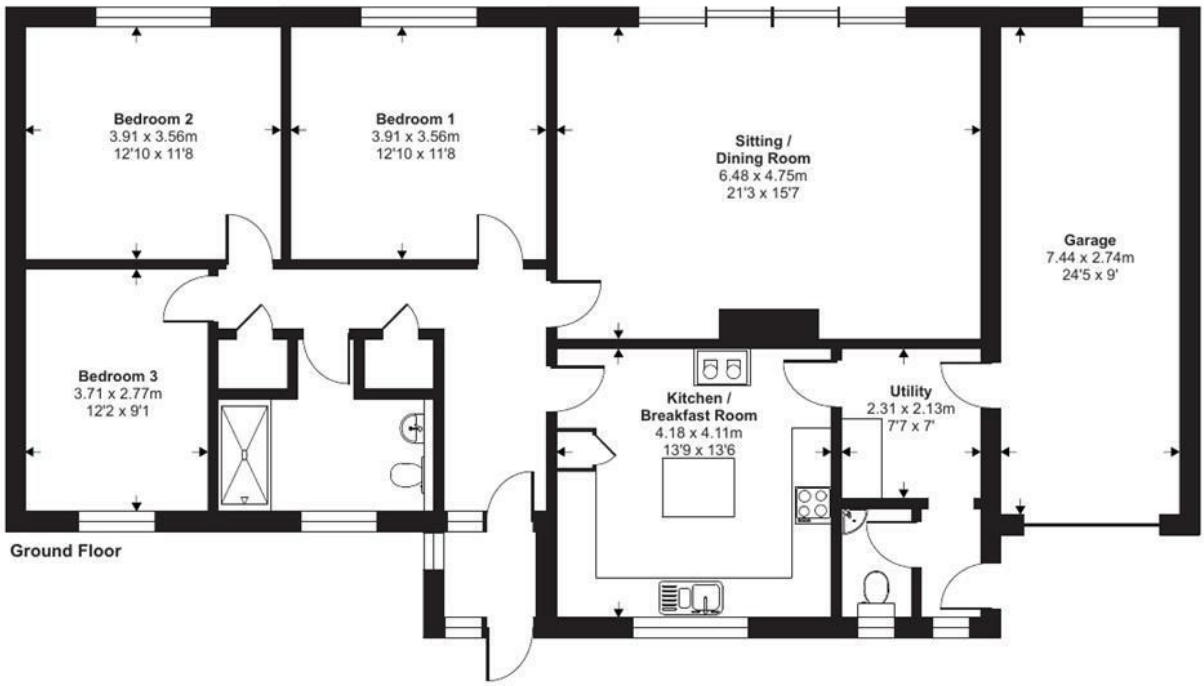
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

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. 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/6915beb8bc34c86c
_roadmap.pdf

Approximate Area = 1312 sq ft / 121.9 sq m
Garage = 220 sq ft / 20.4 sq m
Total = 1532 sq ft / 142.3 sq m
For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1090565

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.

STAGS

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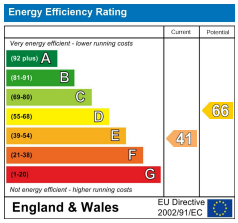
@StagsProperty

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