STAGS

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Residential Lettings

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ARLA

Victoria Cottage, Wolford Dunkeswell, Honiton, EX14 4SQ

A beautifully presented unfurnished detached family home situated in an idyllic elevated position.

• 3 Reception Rooms • Kitchen/Utility Room • Four Double Bedrooms • Two Bath/Shower Rooms • Garage/Parking/ Garden • A Pet/Children Considered • Available End January • Tenant Fees Apply •

£1,400 per calendar month

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ACCOMMODATION INCLUDES
Steps from the front lead to the covered porch with solid front door to

HALLWAY
Good sized entrance hallway with tiled flooring, radiator, stairs rising, under stairs cupboard and doors to

SITTING ROOM
Dual aspect room with window seat over looking the garden, large open fire with mantel, television and telephone points, radiator and fitted carpet.

DINING ROOM
With views over the front and across the adjoining countryside with dual facing wood burner, storage cupboard, radiator and tiled flooring. Arch through to

KITCHEN
Comprising cream fronted wall, base and drawer units, wood work surfaces with inset 1½ ceramic sink unit, AGA, free standing electric cooker, shelving, dual facing wood burner, and tiled flooring.
Arch through to

UTILITY
Comprising cream fronted base units, wood effect worksurface with inset stainless steel sink unit, wall mounted gas fired boiler running the domestic hot water and central heating, white good to include; washing machine, tumble dryer, dishwasher, tall fridge and freezer, Velux window, radiator and tiled flooring.

STUDY
With views over the garden, radiator and fitted carpet. Steps and door lead to

BOOT ROOM
With tiled flooring, solid door to garden, coat hooks, built in shoe racks, Velux window and panel heater.
Door to

SHOWER ROOM
Comprising double walk in shower cubicle with waterfall shower head, low level w.c, wash hand basin, heated towel rail, extractor fan, Velux window and vinyl tiled floor.

STAIRS AND LANDING
Stairs from hallway lead to landing with loft hatch, fitted sea grass flooring and doors to

BEDROOM
Double with radiator and fitted carpet.

MASTER BEDROOM
Dual aspect double, with feature fireplace, built in wardrobes, built in unit with wash hand basin, mirror, television point, radiator and fitted carpet.

FAMILY BATHROOM
White suite comprising rolled topped bath, walk in shower cubicle, pedestal wash hand basin, low level w.c, heated towel rail and vinyl tiled floor.

BEDROOM
Double with feature fireplace, radiator and sea grass fitted flooring.

BEDROOM FOUR
Double with built in wardrobes, door to airing cupboard, radiator and sea grass fitted flooring.

OUTSIDE

Victoria Cottage is set within its own gardens which are lain mainly to lawn, with fruit trees, flower beds and bordered hedges and a paved seating area. The tenants have use of the log store and green house.
Adjacent to the garden is a private parking area for a couple of vehicles, a detached garage with electric door, power and light, and storage area to the rear. Across the no through lane is an area of additional parking for one vehicle.
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The landlords will maintain their gardener to look after the hedges, fruit trees and flower beds. The tenants will be responsible for maintaining all other areas to include cutting the grass and maintaining patio, pathways and parking areas.

SERVICES

Mains electric and LPG Gas, Private Drainage. An additional £30 per month is payable directly to the landlords as a contribution towards to water charges. Council Tax Band: E
E.P.C Band: F

SITUATION

The property is situated in a beautiful rural location on the edge of the Wolford estate with stunning views across the adjoining countryside. The property is a short distance from Dunkeswell providing a useful range of shops and services. The market town of Honiton is approximately 10 minutes drive to the south providing an extensive range of facilities, main line railway link, A30/A303 with the Cathedral City of Exeter and County Town of Taunton both within 25 minutes drive.

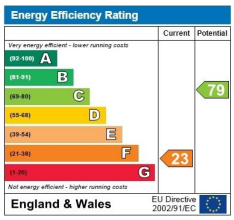
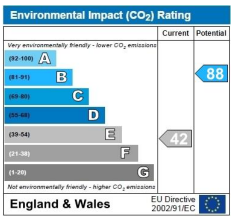
DIRECTIONS

From Honiton proceed towards Dunkeswell and at the top of Windgate Hill bear left taking the signpost for Dunkeswell. Follow the road and just after passing the main entrance to Wolford Estate, turn left sign posted Wolford Chapel and Victoria Cottage is the second house on the right.

LETTINGS

The property is available to rent for a period 12 months on a renewable Assured Shorthold tenancy, unfurnished and is available from the end January 2018. RENT: £1,400 per calendar month exclusive of all charges. DEPOSIT: £1,500 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. Would suite professional couple. No DSS/Smokers. A Pet (an additional pet bond will be required) / Children Consider. Viewing strictly through the agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter.
Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/ inventories if compiled.
For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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