



STAGS

11 Millrise, Luppitt, Honiton, Devon,
EX14 4UA

A beautifully presented semi detached family home in an elevated position with views over the valley.

Honiton 4 miles Exeter 22 miles Taunton 15 miles

• Sitting Room • Kitchen/Breakfast Room • Conservatory • Three Bedrooms • Bathroom • Parking/Gardens • Available Early August • Tenant Fees Apply •

£875 Per calendar month

EPC: TBC

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ACCOMMODATION INCLUDES

Wood triple glazed front door to entrance hall.

SITTING ROOM

Bright room with stunning views over the valley, chimney with inset woodburner, built in shelving and television units, wood flooring. Double doors lead through to

CONSERVATORY

Family area and dining space with dresser, glazed windows and patio doors leading to the rear, wood and tiles floor. Double doors lead through to

KITCHEN/BREAKFAST ROOM

Comprising wall, base and drawer units, wood and granite worksurface with sink and drainer unit, space with plumbing for washing machine, dishwasher, electric oven, 5 ring gas hob with extractor, island with space under for fridge, door to storage cupboards, space for table and chairs, shelving units and tiled floor.

HALLWAY

Wood glazed door from front, bench, coat hooks and tiled and rush mat flooring, doors to utility cupboards with plumbing for washing machines and shelving.

Glazed door leads to storage area with space for fridge freezer, stainless steel sink unit, shelving and storage areas. Door leads to rear.

CLOAKROOM

Comprises WC, wash hand basin, coat hooks and tiled floor.

STAIRS TO LANDING

Stairs rising to landing with loft hatch.

BEDROOM ONE

Double with walk in wardrobe and wood flooring.

BATHROOM

White suite comprising bath with shower, shower curtain, low level WC, pedestal wash hand basin, heated towel rail and tiled floor.

BEDROOM TWO

Double with wardrobe, shelving units and wood flooring.

BEDROOM THREE

Single with shelving and hanging rails behind curtains, wood floor.

OUTSIDE

To the front of the property is a parking bay which provides parking for two vehicles. A pathway leads through the gate to storage shed, and continue up to the front of the property with small lawn area, mature flower/shrub beds and decked seating areas with stunning views over the valley, and sunken ponds, please note the ponds will be enclosed.

The enclosed rear garden benefits from a decked seating area with built in bench, step to gravel area and steps to further terraced vegetable beds and log store. The garden over looks the adjoining countryside.

SERVICES



Mains electric, water and drainage. The property benefits from solar panels. Council Tax Band: C
EPC Band: TBC

SITUATION

11 Millrise is situated in a delightful elevated rural location and is approximately a mile from the centre of Luppitt, which has a church. The market town of Honiton is 6 miles to the south and provides a good range of shopping and other facilities. The A30 providing a link to Exeter is within 4 miles, whilst 14 miles to the north is Taunton, the County town of Somerset with access to the M5 Motorway at junction 25. There is also a rail link to London Paddington.

DIRECTIONS

From the centre of Honiton proceed east as though joining the A30 and on the slip road just before joining the A30 take the left hand turn signposted Luppitt and Dunkeswell. Follow this road to the top of the hill and keep right at Limers Cross signposted Luppitt. Take the first turning right signposted Beacon. Proceed along the road, down the hill and at the cross roads go straight over. Follow the road for half a mile passing The Mill on the right hand side, at the top of the road turn left onto Millrise and the property can be found a short distance down on the right hand side.

AGENTS NOTES

The property is the subject of an occupancy restriction under Section 157 of the Housing Act 1985. Tenants are advised that they must have lived or worked in Devon, or a combination of the two, for three years prior to renting.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available from Early August. RENT: £875 pcm exclusive of all charges. DEPOSIT: £1,000 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). References required, 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.





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