



Houndbeare Farmhouse , Rockbeare, Exeter EX5 2EZ

A modern and spacious detached house enjoying a rural outlook situated to the East of Exeter.

Exeter City 12 miles away Exeter Airport 8 miles,

• Rural Outlook • 2 Reception Rooms • Kitchen/Dining Room • 3 Double Bedrooms • Bathroom & En-Suite • Parking/Garden • Available Beginning January • Tenant Fees Apply

£1,250 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A modern and spacious detached house enjoying a rural outlook situated to the East of Exeter. Positioned between the villages of West Hill and Rockbeare with Ottery St Mary approximately 3 miles away. The city of Exeter is approximately 10 miles distant and there is good access via the A30 to Exeter Airport, the Exeter, Sowton Business Parks and the M5 motorway junction. The accommodation comprises of an entrance hall, study, sitting room, kitchen/dining room, utility room, cloakroom WC, 3 bedrooms, 1 en-suite, family bathroom. Parking, double garage, Garden. Oil-fired heating, unfurnished. EPC band C. Pets considered (terms apply) Available early January. Tenant fees apply.

ACCOMMODATION

Upvc with obscured glazed panel leading to.

ENTRANCE HALL

Spacious entrance hall with stairs and doors leading off. Double glazed window looking to the front of the property, understair cupboard, radiator, laminate flooring.

STUDY

Double glazed window looking to the front of the property enjoying a rural outlook, radiator, laminate flooring.

SITTING ROOM

Two double glazed windows both enjoying rural views, brick built fireplace, radiator, laminate wood flooring, double doors with insert glazed panels leading to.

KITCHEN/DINING ROOM

Generous in size with laminate flooring, radiator. Double glazed patio doors looking to the rear and looking over open countryside, double glazed window to the front of the property. The kitchen comprises of modern floor standing and wall mounted units to stone effect work tops and ceramic tile splashback. 1½ bowl sink, plumbing for a dishwasher, electric oven, hob and cooker hood. Door to.

UTILITY ROOM

Base units to stone effect worktop, single drainer sink. Double glazed window looking to the side, partly glazed door leading to the rear of the property, laminate flooring, floor standing oil-fired boiler, plumbing for a washing machine. Radiator. Door leading to

CLOAKROOM WC

White ceramic hand basin and WC, obscured glazed window, laminate flooring, radiator.

STAIRS & LANDING

Carpet, varnished stair furniture, double glazed window to the landing enjoying a rural outlook, storage cupboard. Doors leading off.

BEDROOM 1

Double room, carpet, radiator, fitted wardrobes, double glazed window looking over open countryside. Door leading to.

EN-SUITE

White ceramic suite comprising of a hand basin, WC and corner shower cubicle. Vinyl flooring, radiator.

BEDROOM 2

Double room, fitted wardrobes, carpet, radiator, double glazed window looking to the rear of the property and enjoying a rural outlook.

BEDROOM 3

Double room, carpet, double glazed window looking to the front of the property, fitted cupboard.

FAMILY BATHROOM

Vinyl flooring, obscured glazed window. Suite comprises of a WC, hand basin, bath with matching panel, shower cubicle.

OUTSIDE

This detached house sits in its own grounds which are mainly laid to lawn with a patio to the rear. Double garage, tarmac drive and parking area.

SERVICES

Mains water which is sub metered, oil-fired heating, mains electric. Council Tax Band E (1150015201)

SITUATION

The property is set in its own grounds in a semi-rural location with views to the surrounding countryside. Local amenities, schools and churches are approximately four miles distant at Ottery St Mary. The city of Exeter is approximately 12 miles away via the new A30 dual carriageway. Exeter Airport is approximately 8 miles, as is the Waterloo line to London with stations at Whimple and Honiton. J.29 of the M5 is within easy reach.

DIRECTIONS

From Exeter travel on the A30 in the direction of Honiton and turn off at Daisymount. Follow the signs for Exmouth and Westhill on the B3180 and turn right after half a mile signed Rockbeare Hill. Proceed past the quarry works and at the next T junction turn right. the property will be found on the left hand side after approximately ¾ a mile.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available early January. RENT: £1,250 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,275. DEPOSIT: £1,442, 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 agent.

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.

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.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82 plus) A		
(69-81) B			
(55-68) C			
(49-54) D			
(39-48) E			
(31-38) F			
(1-29) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	