



Holly Court Holly Ball Lane, Whimble, Exeter, Devon EX5 2QX

A beautifully presented contemporary 5 bedroom detached house in rural location.

Exeter 9 Miles - Honiton 7 Miles

• Very low energy costs, solar panels & batteries - EPC A • Open Plan Living / Dining / Kitchen • Sitting Room • Double Garge / Parking / Gardens • Available Immediately on Unfurnished Basis • A Pet / Children Considered • Long Let • Deposit: £2,884 • Council Tax Band: F • Tenant Fees Apply

£2,500 Per Calendar Month

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

ACCOMMODATION INCLUDES

Part glazed door into

HALLWAY

Stairs rising with vaulted ceiling, tiled flooring throughout and doors into:

UTILITY ROOM

Comprising wall and base units with wood effect worksurface, inset stainless steel sink unit, space for washing machine, tumble dryer and fridge freezer, part glazed door to the side. Door into utility cupboard with water system and under floor heating controls, wood effect porcelain tiled floor throughout.

OPEN PLAN LIVING / DINING / KITCHEN 25'0" x 18'9"

Spacious dual aspect room with sliding doors to garden, vaulted ceiling, woodburner, bracket for television and wood effect porcelain tiled floor throughout,

Kitchen comprises modern wall, base and drawer units, marble worksurface with ceramic sink, integrated dishwasher and fridge/freezer, two electric ovens, island with breakfast bar area and 5 ring hob with extractor over.

SITTING ROOM 19'7" x 17'9"

Dual aspect with sliding doors to terrace, media wall unit with television and electric fire, storage to side, telephone point and wood effect porcelain tiled floor .

OFFICE / BEDROOM FIVE 13'8" x 8'5"

Ideal home office or fifth bedroom with television point and kamdean floor.

BEDROOM FOUR 13'8" x 13'4"

Dual aspect double with television point and kamdean floor.

GROUND FLOOR SHOWER ROOM

White suite comprising large walk in shower cubicle, vanity wash hand basin, mirror over, low level WC, heated towel rail and tiled floor.

STAIRS TO LANDING

Wooden stairs with glass banister to landing with fitted carpet, mezzanine area over looking the kitchen and doors into:

FAMILY BATHROOM

White suite comprising bath with mixer tap shower, vanity wash hand basin, mirror, tooth brush charger / shaver socket, low level WC, large walk in shower cubicle, heated towel rail and

kamdean floor.

Door into large storage cupboard housing the solar units and battery's.

BEDROOM TWO 13'8" x 13'4"

Dual aspect double with fitted wardrobes and drawers, television point, radiator and fitted carpet.

BEDROOM THREE 12'0" x 11'9"

Double with television point, radiator and fitted carpet.

MASTER BEDROOM 17'10" (15'11") x 16'4"

Large dual aspect double with fitted wardrobes and drawers, television point, radiator and fitted carpet.

Door with step down into

ENSUITE SHOWER ROOM

White suite comprising large shower cubicle, vanity wash hand basin, mirror, toothbrush charges / shaver socket, low level WC, heated towel rails and kamdean floor.

Doors lead to airing cupboard with slatted shelving and to storage cupboard.

OUTSIDE

A shared driveway provides access to three properties and leads to ample paved parking situated to the side of the property and in front of the double garage. The double garage benefits from electric doors, as well as power and lighting.

To the rear, a patio extends the full length of the property, offering an excellent space for outdoor seating and entertaining. Steps lead down to a well-maintained garden, primarily laid to lawn and complemented by attractive flower beds.

A charming picket fence with a gate provides access to a further terrace area, ideally positioned adjacent to the sitting room.

SRVICES

Electric - Mains connected. SOLAR PANELS

Drainage - Private drainage INCLUDED in the rent

Water - Mains connected, supplied via a sub meter and payable directly to the landlord.

Heating - Under floor heating - Air source heat pump.

Ofcom predicted broadband services - Standard: Download 9 Mbps, Upload 1Mbps.

Ultrafast: Download 950 Mbps, Upload 950 Mbps *PLEASE NOTE: high speed voneous cable



is connected to property should the tenants which to utilise*

Ofcom predicted mobile coverage for voice and data: External (Good) - EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band: F

SITUATION

The property is situated in a pleasant rural location adjacent to the entrance drive to Larkbeare Court Farm. The property is approximately 9.5 miles from the market town of Honiton and 9 miles to the Cathedral city of Exeter, with easy access to the main A30 at the Daisy Mount roundabout, approximately 5 minutes drive. The property benefits from an open outlook across adjoining countryside.

DIRECTIONS

At the Daisy Mount roundabout from the A30 take the exit towards Whimble. After a short distance turn right sign posted Larkbeare and Fairmile. Proceed along this road and at the top of the hill turn left sign posted Larkbeare (just past the Moor View Industrial Estate on the right hand side.) Proceed along this country lane for approximately 1 mile turning left into Hollyball Lane at Hollyball Cross. Proceed along this road taking the first entrance on the right hand side, sign posted Larkbeare Court and Little Acorns. Proceed along the lane passing Little Acorns on your right and take the driveway on the right, signposted Madge Cottage. Follow the lane to the end, turn right into the large parking area and the property will be found on the left handside.

What3Words: ///houseboat.lunch.denim

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available Immediately. RENT: £2,500pcm exclusive of all charges. DEPOSIT: £2,884 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.

A Pet may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.uk).

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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.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	95	96