

STAGS

11 Hacker Close, Sidmouth, EX10 0HF

A well presented three bedroom detached family home situated in the popular village of Newton Poppleford, conveniently located near Sidmouth.

Sidmouth seafront (4 miles), M5 junction 30 (7.5 miles), Greendale Farm Shop (4.6 miles)

• Available Now • Three Bedrooms • New Carpets / Freshly Painted • Kitchen + Utility Room • Conservatory • Garage • Deposit: £1615 • Council Tax Band E • EPC C • Tenant Fees Apply

£1,400 Per Calendar Month

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

DESCRIPTION
A well presented three bedroom detached family home situated in the popular village of Newton Poppleford, conveniently located near Sidmouth. The property benefits from a spacious driveway providing ample off-road parking, an integral garage, and an attractive front and rear garden. The accommodation offers three bedrooms, a bright and welcoming living space, and excellent potential for family living, all within easy reach of local amenities and the beautiful East Devon coastline. Available Now. Mains Gas & Electric. New Carpets. Recently Painted. Tenant Fees Apply.

ACCOMMODATION
Front door opens into -

ENTRANCE HALLWAY
Understairs storage cupboard, radiator and doors to -

DOWNSTAIRS CLOAKROOM
Low level WC, wash hand basin set in vanity unit and radiator. Obscure window to the front aspect.

KITCHEN
Floor and wall mounted cupboards and drawer units. Built in oven with four ring gas hob and extractor over. Sink with drainer and mixer tap. Space for white goods and window to the rear aspect.

UTILITY ROOM
Floor and wall mounted cupboards and drawer units. Boiler, door to garage and to rear garden.

SITTING ROOM
Feature fireplace, radiator and window to the front aspect.

DINING ROOM
Radiator and door to conservatory.

CONSERVATORY
Door out to rear garden.

Stairs from entrance hallway lead to -

LANDING
Airing cupboard and window to the side aspect. Doors to -

BEDROOM ONE
Radiator, storage cupboard and window to the rear aspect.

BEDROOM TWO
Window to the front aspect and radiator.

BEDROOM THREE
Storage cupboard, radiator and window to the front aspect.

BATHROOM
Bath with shower over, low level WC and wash hand basin set in vanity unit. Heated towel rail and obscure window to the rear aspect.

GARAGE



OUTSIDE
Garden and driveway to the front of the property. Side gate access to enclosed rear garden.

SERVICES
Mains gas, electric and water. Council Tax Band E.
Broadband: Superfast 43 Mbps / 8 Mbps
Phone Coverage: Vodaphone, EE, Three - Strong
Provided by Of Com.

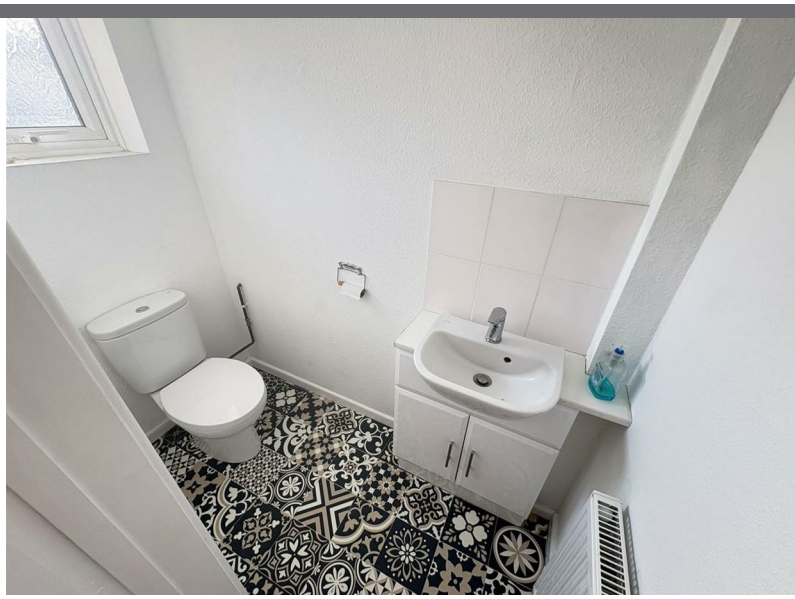
LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1400 pcm exclusive of all charges. DEPOSIT: £1615 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents. The Landlord would prefer no pets residing at this property.

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.

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
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.









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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