

STAGS

Lakeside Quarry Hockford, Hockworthy, Wellington, Somerset TA21 0NL

A modern three bedroom lodge in a rural and peaceful location. Can be offered furnished or unfurnished.

Approximately Wellington 8 Miles - M5 (Junction 27) 5 Miles

• Parking for Three Cars • Idyllic Rural Setting. • A Pet Considered (Terms Apply) • Many bills Included (see Services for details) • Long Term Let • Council Tax Included • Deposit £1153 • Long term rental • Available immediately • Tenant Fees Apply

£1,000 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE
Front door leading into;

DINING/ LIVING AREA
Open plan living/ dining/ kitchen. The living area has two sofas, coffee table, side unit and TV

KITCHEN
Open plan, modern kitchen, with shaker style cupboards and drawers, worktops, stainless steel sink with draining board, oven, electric hob, washing machine, dishwasher, free standing fridge freezer.

BEDROOM 3
Single bedroom with single bed, chest of drawers, side table, radiator and window.

SHOWER ROOM
Comprising of; WC, wash hand basin, shower cubicle and towel radiator.

BEDROOM 1
Double bedroom with double bed, wardrobe, side table, radiator and window.

EN-SUITE
En-suite shower room with WC, wash hand basin, walk in shower cubicle, towel radiator.

BEDROOM 2
Twin bedroom with two single beds, wardrobe, side tables, window and radiator.

OUTSIDE
To the front of the property is a decked area with chairs and a table as well as a gravel track and parking area for three cars.

DIRECTIONS
From Junction 27, Turn on to the A361 towards Tiverton, then take the slip road and continue through Sampford Peverell. At the end of the village, turn right where it is signposted Uplowman/Huntsham. At the end of the road, take the sharp left on to Lowerman Cross. Continue through Uplowman and take the road right, which is signposted Staple Cross/Hockworthy. Continue for 3 miles and at the cross roads, turn left towards Huntsham. Follow the road for a short distance and Quarry Hockford Cottages can be found on the right hand side. Follow the drive up past the main house and around the back and the lodge can found at the end.

PLEASE NOTE: These directions take into account current South West Water road closures restricting access to Hockworthy. For viewings, please follow these directions.

What3Words:

SERVICES
Electric, private water and drainage, broadband, and council tax are included within the rent. The tenants are responsible for paying for the oil. According to the Ofcom Mobile and Broadband Checker and inside the property there is no mobile signal available, outside it is likely on EE, Three, O2 and Vodafone. The landlord has acquired Superfast broadband via Starlink.

SITUATION
The property is situated on the edge of Staple Cross a small Hamlet bordering the village of Hockworthy. Easy access to A38 and to Wellington with its excellent selection of shopping, recreational & educational facilities along with access to the M5 motorway at junctions 26 and 27. Tiverton Parkway mainline railway station at Sampford Peverell (Junction 27-M5) is around 5 miles distant.
What3Words: ///cheater.swims.expect

LETTING
The property is available to let on an assured periodic tenancy, full or unfurnished and is available August. RENT: £1100 pcm exclusive of all charges.
DEPOSIT: £1269 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.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & 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.

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