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Residential Lettings



Stedcombe Lodge,  
Axmouth, EX12 4BJ

An attractive and individual detached unfurnished house formerly being the Gate Keepers Lodge to Stedcombe Estate.

• 2 Receptions • 3 Bedrooms • 2 Bathrooms • OFCH • Good Sized Gardens • Long Term Let • Available By Neg March 2016 • Tenant Fees Apply •

**£925 per calendar month**

**01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)**

Cornwall | Devon | Somerset | Dorset | London

### ACCOMMODATION TO INCLUDE

From driveway steps leading to

### COVERED PORCH

With door leading to hallway, exposed floorboards, stairs rising. Door to

### SITTING ROOM

With open fireplace, dual aspect bay windows, radiators, built-in cupboard, and exposed floorboards.

### DINING ROOM/SNUG

With feature open fireplace, built-in cupboards to side, serving hatch, radiator, and exposed floorboards.

### INNER LOBBY

With coat hooks and shelving.

### BEDROOM 1

Double with radiator and fitted carpet.  
Door to

### EN SUITE BATHROOM

White suite comprising bath with shower, low level w.c, wash hand basin, shaver light and socket, radiator.

From Sitting Room door to

### KITCHEN

A range of traditional painted wall and base units with pine work surfaces, inset Belfast sink, electric cooker point and radiator. Door to walk-in pantry/larder with shelving.  
Door to

### UTILITY ROOM

With oil fired boiler running the domestic hot water, full central heating, hot water tank, shelving. Plumbing for automatic washing machine, freezer space. Pedestrian door to outside.

### CLOAKROOM

With low level w.c, wash hand basin.

### STAIRS AND LANDING

Stairs from hallway rise to landing with doors to

### BEDROOM 1

(To front) Double with feature fireplace, built-in wardrobe, radiator and exposed floorboards.  
Door into:

### SHARED BATHROOM

White suite comprising small bath, low level w.c, wash hand basin, shaver socket with light, radiator and fitted carpet.

### BEDROOM 2

Double with feature fireplace, built-in wardrobe, exposed floorboards.  
Door into the shared bathroom.

### OUTSIDE

The property is situated adjacent to the drive to Stedcombe House and within its own gardens and grounds being of a good size and laid mainly to lawn with mature trees/shrubs. Garden shed for storage, parking for 2 /3 vehicles opposite the property adjacent to the drive.

### SERVICES

Mains electric, water, private drainage, OFCH. Council Tax Band: E.

### SITUATION

The property is situated in a pleasant rural location adjacent to the B3172 road to Axmouth and Seaton. The coast of Axmouth and Seaton is but a short distance away providing a good range of local shops and services and the popular towns of Colyton, Lyme Regis, Sidmouth, Honiton and Axminster are all but a short distance car drive with the main line rail link at Axminster and Honiton.

### DIRECTIONS

On the A3052 proceeding in an easterly direction passing through the village of Colyford over the River Axe and taking the next turning right at Boshill cross on the B3172 signposted Axmouth and Seaton. After 700 hundred yards the entrance to Stedcombe House will be seen on the left hand side (unsigned) with the Lodge being on the left hand side of the drive entrance shielded by trees from the road.

### LETTING

The property is available to rent for a period of 6/12 months plus on renewable Assured Shorthold Tenancies, unfurnished and is available by Negotiation in March 2016. RENT: £925 per calendar month exclusive of all charges (inclusive of private drainage). DEPOSIT: £2,000 returnable at the end of the 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. Usual references required. Pet/Children Considered. No DSS/Smokers. Viewing strictly through the Agents.

### TENANT FEES

When applying to rent a property through Stags there will be a tenants administration fee of £200 plus VAT to cover all single and joint applications. For any additional tenants or guarantors there will be a further fee of £50 plus VAT. The Stags Tenants Administration Fee is an all inclusive fee to cover the costs in taking up of references (to include a credit check), tenants contribution towards the drawing up of tenancy agreement, notification of service utilities, and if compiled schedule of condition/inventory and associated check in. There are no additional administration, check in fees or charges payable by tenants as a consequence of applying or taking up a tenancy through Stags. Further details and information are attached to the Stags Tenancy Application Form and for further clarification before arranging a viewing please contact the lettings office dealing with the property.



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