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Residential Lettings



Little Greenhayes, Ham
Axminster, EX13 7HL

A beautifully presented fully furnished cottage, situated in a rural location available on a WINTER LET.

- Open Plan Living Area • Fitted Kitchen • Double Bedroom • Single Bedroom
- Enclosed Patio Garden • Available Early November • Tenant Fees Apply • •

£595 per calendar month

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

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ACCOMMODATION INCLUDED

Double glazed door into

OPEN PLAN LIVING AREA

Lounge area with sofa, arm chair, coffee table, television, radiators, and solid wood flooring throughout the ground floor.

Folding dining room table and chairs.

KITCHEN

Modern fitted kitchen units, worksurface with inset stainless steel sink unit, electric oven, halogen hob with extractor, under fridge with freezer compartment, washing machine, and understairs cupboard.

STAIRS & LANDING

Carpeted stairs leading to landing with solid wood doors into:

BEDROOM ONE

Good sized double with stunning views across the countryside, wrought iron double bed, built in wardrobe, chest of drawers, dressing table and radiator.

BEDROOM TWO

Single with chest of drawers and radiator.

SHOWER ROOM

Comprising walk in shower cubicle, low level w.c, wash hand basin, mirror, heated towel rail, radiator and extractor.

OUTSIDE

To the front of the property is parking for one vehicle. Gated access to the side leads to an enclosed patio garden.

SERVICES

An additional amount of £120 per calendar month to be paid directly to the landlords to cover all utilities.

SITUATION

Little Greenhayes is situated within the hamlet of Ham, a mile away from the village of Dalwood with its local shop and public house. The market towns of Axminster and Honiton are a short drive away, both with local facilities including Tesco

supermarkets, primary and secondary schools, and good transport links to include mainline train links to London Waterloo.

DIRECTIONS

From Stags High Street offices proceed up the main High Street and at the mini roundabout bear left, after a short distance turn right on the bend towards Cotleigh/Stockland. Proceed along this road under the railway bridge and after approximately 3 miles proceeding up the hill to Royal Oak Cross. At the junction turn right signposted Axminster. Take the second turning on the left just before the Stockland transmitter, signposted Ridge and Ham. Follow the road along down into Ham and the T-junction turn left and Greenhayes is the 3rd property on the left.

LETTINGS

The property is available to rent fully furnished on a Winter Let basis, available from early November until the 18th March 2018. RENT: £575 per calendar month exclusive of all charges. DEPOSIT: £800 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. Usual references required. No DSS/Pets/Smokers. Child Considered. Viewings strictly through the Agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled. For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



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