



**STAGS**

Polford Cottage Annexe , Cheriton Bishop, Exeter, Devon  
EX6 6JG

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A fully renovated detached, unfurnished cottage  
which lies on the fringes of Cheriton Bishop

Exeter 12 miles A30 2 miles

• Rural Location • Detached • Study/Occasional Bedroom • 2 Bedrooms  
(One-en-suite) • Garden/Parking • Pet Considered (Terms Apply) • Available  
End of October • Tenant Fees Apply

**£925 Per Calendar Month**

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A fully renovated detached, unfurnished cottage which lies on the fringes of Cheriton Bishop. The accommodation comprises: living room, kitchen/breakfast room, bathroom, study/occasional bedroom, 2 bedrooms (one en-suite). Oil fired central heating, good size gardens and Parking for 2 vehicles. Available end of October. Pets considered (Terms Apply) EPC Band on order. Gardener, water and drainage are included within the rent. Tenant fees apply.

## ACCOMMODATION

Front door leading to:

### LIVING ROOM

Double aspect room, beamed ceiling, freestanding electric effect wood burner, laminate flooring, shelving, stairs to the first floor, this room leads into the:

### KITCHEN/BREAKFAST ROOM

Range of cream shaker style kitchen units, integrated dishwasher, washing machine and free standing fridge/freezer. Range style electric cooker with extractor fan over, stainless steel sink unit, French doors leading to the rear garden.

### STUDY/OCCASIONAL BEDROOM

Window to the side, carpet, radiator.

### BATHROOM

White suite comprising: bath, with shower over, w.c and wash hand basin, vinyl flooring, chrome ladder style radiator, window to the side, shelving.

### FIRST FLOOR LANDING

#### BEDROOM 1

Double room, carpet, velux window, door to:

#### EN-SUITE SHOWER ROOM

Shower cubicle with shower, white wash hand basin and w.c. chrome ladder style radiator, vinyl flooring.

#### BEDROOM 2

Single room, Velux window, carpet, radiator.

## OUTSIDE

Shared drive leading to a shared parking area for two vehicles. The good sized rear garden is mainly laid to lawn and is enclosed by natural hedging and trees. Summer house and garden shed. There is a decked area from the kitchen.

Note: Gardener included within the rent.

## SERVICES

Mains electricity. Oil-fired central heating. Council Tax - Mid Devon District Council

## SITUATION

Polford Cottage lies on the fringes of Cheriton Bishop, a thriving village on Dartmoor National Park's eastern flanks and yet only eleven miles from Exeter. The village provides a pub, post office and general store, health centre, village hall and primary and pre-schools.

The university and cathedral city of Exeter has all the amenities that would be expected of a regional centre of its importance, including excellent shopping, theatre and sporting amenities. It has two mainline railway stations to London Paddington and Waterloo, and Exeter International Airport lies four miles to the east of the city. Lying on the fringes of the Dartmoor National Park, there is easy access to thousands of acres of beautiful, unspoilt moorland countryside offering a range of outdoor pursuits including walking, riding, cycling and fishing.

## DIRECTIONS

From Exeter proceed on the A30 dual carriageway west towards Okehampton. After approximately 10 miles leave at the Woodleigh junction signposted Cheriton Bishop. Continue into and through the village towards Crockernwell and after approximately 700 yards, heading down the hill, Polford Cottage Annexe can be found on the right hand side. (just before Polford Cottage)

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £925 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £950. DEPOSIT: £1,067 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.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## 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.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
<b>A</b> (92 plus)		81
<b>B</b> (81-91)		
<b>C</b> (69-80)	67	
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (29-38)		
<b>G</b> (1-28)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		