



**STAGS**

Home Farm Cottage Oxton, Nr Kenton, Exeter, Devon  
EX6 8EX

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Delightful Double-fronted Cottage in the secluded hamlet of Oxton.

10 miles to the city of Exeter

• Period Spacious Cottage • Close To Exeter • 2 Reception Rooms • 2 Double Bedrooms • Mature Gardens • Available February • Pets Considered (Terms Apply) • Tenant Fees Apply

£995 Per Calendar Month

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## DESCRIPTION

A well presented unfurnished double-fronted house in the secluded hamlet of Oxton. The spacious semi-detached cottage is set within private mature gardens. The charming property has retained its period features with accommodation comprising: entrance porch, family room, sitting room, fully fitted kitchen, dining room, downstairs cloakroom, 2 double bedrooms and bathroom with separate corner shower cubical. Electric heating, parking for two cars, mature gardens. EPC Band E. Small dogs considered. (Terms Apply). Available beginning February. Tenant fees apply.

## ACCOMMODATION

Front glazed door opening to the

## ENTRANCE PORCH

Quarry tiled floor, 2 x side windows and glazed door leading to

## FAMILY ROOM/DINING ROOM

Well proportioned second reception room with window looking over the garden, decorative fireplace with a ceramic tile hearth and painted wood surround, 2 wall lights, electric heater, natural stripped wood flooring solid wood door to inner hall and doors off to

## SITTING ROOM

Generous in size, woodburning stove, window overlooking the garden, shelving and storage either side of the chimney breast, natural stripped wood flooring.

## KITCHEN

A range of natural wood country style kitchen comprising of solid wood doors with chrome fittings, wall mounted and floor standing, integrated

fridge/freezer, washing machine and dishwasher, ceramic four burner hob, electric oven, and single drainer sink with chrome mixer tap. Quarry stone effect kitchen worktops, slate tiled flooring. Doorway to the:

## DINING ROOM/STUDY

Glazed roofing with exposed timbers, slate floor tiles. Unit with worktop housing water system, and cupboard containing electrical consumer units.

## CLOAKROOM WC

White painted door, vinolay, white ceramic low level WC, useful storage area.

## STAIRS & LANDING

Neutral carpet, white painted stair furniture, fitted shelves within a recess at the top of the landing. Doors leading off

## BEDROOM 2

Double room with window overlooking the garden, decorative fireplace, carpet.

## BEDROOM 1

Double room with window overlooking the garden, decorative fireplace, carpet.

## BATHROOM

White fitted bathroom suite with skylight window, airing cupboard, corner shower cubical, bath with central chrome mixer tap, low level white WC, white ceramic hand basin with mirror above, quarry tiled flooring.

## OUTSIDE

Mature garden to the front of the property leading to lane and parking area for two cars. Mainly laid to lawn with path, paved area.



## SERVICES

Private water supply, private drainage, mains electric, Council Tax Band C

## SITUATION

Home Farm Cottage is situated in the delightful hamlet of Oxton which is approximately 10 miles to the city of Exeter and with easy access to the local shops and pubs in the villages of Kenn, Kennford and Kenton. M5/A38/A30/A380 are within easy reach.

## DIRECTIONS

Leave Exeter in a southerly direction and on entering the village of Kennford follow the road up through the village turn sharp left opposite the shell garage (signposted Kenn). Continue along single track road passing through the village of Kenn, turn right at the Public Inn (Ley Arms). Approximately 1 mile turn right at the crossroads, follow the single track road over a small bridge continuing along the lane. At the mini crossroads signed Oxton, turn right continue along the lane passing a small settlement of properties (Lyson). Continue straight into Oxton. When entering the hamlet continue over a small white bridge. Pass Oxton House and at a triangle area of grass bear left and Home Farm Cottage will be found on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available February. Small dogs considered (Terms Apply). RENT: £995 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1020. DEPOSIT: £1,148 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

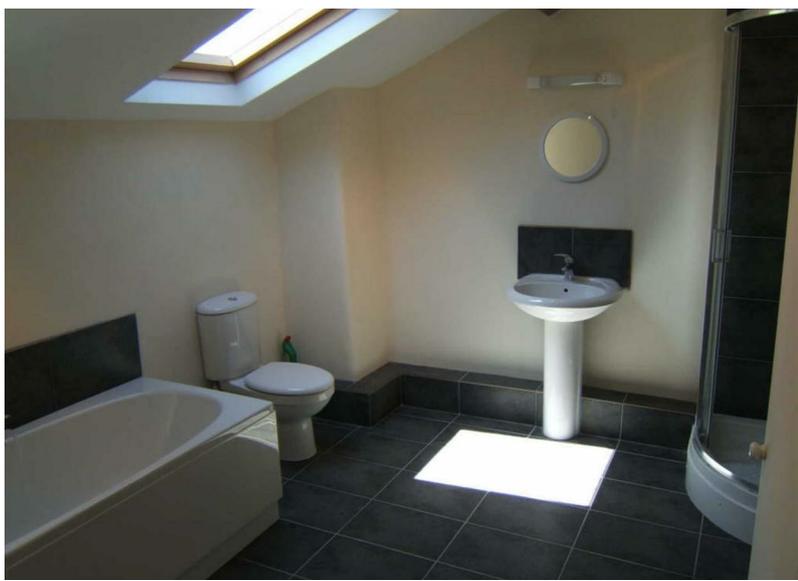
Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## 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		Current	Potential
Very energy efficient - lower running costs			100
392 plus) A			
(81-81)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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