



## Yeomans Cottage Yeomans Cottage, Marsh Green, Exeter, Devon EX5 2EX

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A charming Grade II Listed cottage with a good sized garden to the rear and a substantial garage/workshop with driveway parking in front.

Exeter 13.9 Miles / Exeter Airport 3.9 Miles / Sidmouth 8.7 Miles

• Charming Grade II Listed detached Cottage • Number of period features • Large garage/workshop with off road parking. • Good sized South East facing garden • Three reception rooms and 4 bedrooms • Well presented throughout • Sorry No Pets • Council tax band F • Deposit: £2076 • Tenant Fees Apply

£1,800 Per Calendar Month

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## DESCRIPTION

Yeomans Cottage is a picturesque Grade II Listed cottage presented in lovely condition throughout. The property benefits from spacious accommodation on the ground floor including 3 reception rooms and there is a downstairs shower room, whilst on the first floor are 4 bedrooms and the family bathroom.

The gardens are a real feature of the house with being a good size and mainly laid to lawn and to the side is a large garage/workshop with a driveway parking space in front. Available Now. Tenant Fees Apply.

## ACCOMMODATION

The front door opens into the hallway running the depth of the house with another door giving access into the garden. On the right is a snug with a window to the front and on this level is modern shower room with hand wash basin and a low level W.C. On the other side of the hallway is a dining room with a door giving access to the stair case and another door leading into the kitchen. Beyond the dining room is a sitting room with a wood burner set in a hearth with exposed brick above and French doors giving access to a patio to the rear. The kitchen is fitted with a range of modern base, wall and drawer units with an electric hob with oven and grill under and there is an integral dishwasher and fridge. Windows over look the garden and a door gives access to the rear.

On the first floor are 4 bedrooms including a good sized master bedroom and there is a family bathroom with a roll top bath, low level W.C and a hand wash basin.

## OUTSIDE

At the rear of the house is a good sized patio providing space for outside dining which leads the width of the house leading to the garage and to the grass garden to the rear. Steps lead up to the main garden which stretches away from the house and is laid mainly to lawn with a number of small trees and towards the rear a timber summer house.

Accessed via a pedestrian door from the garden is a large garage/work shop with double wood doors opening to the front where there is off road driveway parking.

## SITUATION

Marsh Green is a small hamlet, equidistant from Rockbeare and West Hill, enjoying a rural setting, yet particularly accessible, with easy links to the A30, Ottery St Mary and the cathedral and university city of Exeter. Both Rockbeare and West Hill maintain thriving communities with a range of local amenities, including primary schools. The nearby town of Ottery St Mary includes a larger range of amenities, whilst to the west, the city of Exeter has all the amenities associated with a major regional centre.

## SERVICES

Council Tax Band: F

Utilities: Mains electricity, mains water

Standard, broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

Drainage: Private drainage

Heating: Oil fired central heating

Listed: Grade II Listed

## DIRECTIONS

From Exeter take the A30 dual carriageway in an easterly direction, exiting at Daisy Mount and follow the signs towards West Hill along the B3180. Proceed for 0.75 of a mile and turn right signed Marsh Green and Rockbeare Hill. Follow the road into the village and the cottage is found on the left hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 - 12 months plus, unfurnished and is available immediately. RENT: £1800 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2076 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.

## RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (48-54) E                                   |         |           |
| (27-47) F                                   |         |           |
| (1-26) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 64      | 35        |
| EU Directive 2002/91/EC                     |         |           |