STAGS

Sawmill House Escot Park, Ottery St. Mary, Devon EX11 1LU

A beautifully presented unfurnished detached house situated in the heart of Escot Park.

Exeter 12 miles; Honiton 6 miles

• Modern Kitchen • Three Reception Rooms • Family Bathroom • Garden and Parking • One Pet Considered • Deposit: £1,840 • 12 Months Plus • Council Tax Band: E • Available end October • Tenant Fees Apply

£1,595 Per Calendar Month

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

ACCOMMODATION INCLUDES
Glazed front door leads to ENTRANCE PORCH with terracotta tiled floor. Part glazed door leads into;

HALLWAY
With stairs rising, under stairs storage cupboard, radiator and wood effect vinyl.
Opening through to;

KITCHEN / BREAKFAST ROOM 10'7" x 16'7"
Dual aspect with a range of modern fitted wall, base and drawer units, worksurface with inset stainless steel sink unit, extractor hood, space for electric cooker, storage cupboards, radiator and wood effect vinyl floor.

Back door leads to;

UTILITY / BOOT ROOM
Rear porch with doors to side of property and door leading to the utility/boot room with space and plumbing for washing machine, worksurfaces, wall mounted electric panel heater and ventilation fan.

CLOAKROOM
Comprising low level WC with wash hand basin and wood effect vinyl floor.

STUDY 9'7" x 8'11"
With television point, WiFi point, radiator and fitted carpet.

DINING ROOM 12'11" x 10'11"
Arch from kitchen leads to dual aspect room with television point, radiator and fitted carpet.

SITTING ROOM 12'11" x 10'11"
Dual aspect with television/BT points, radiator and fitted carpet.

STAIRS TO LANDING
Stairs lead to landing with storage cupboard and fitted carpet.
Doors to;

BEDROOM ONE 12'11" x 10'11"
Dual aspect good sized double with television point, radiator and fitted carpet.

BEDROOM TWO 10'11" x 10'11"
Dual aspect good sized double with television point, radiator and fitted carpet.

BEDROOM THREE 10'11" x 10'11"
Double with television point, radiator, airing cupboard and fitted carpet.

FAMILY BATHROOM
White suite comprising bath with mixer tap shower spray, shower screen, vanity unit wash hand basin, heated towel rail, mirror fronted cabinet, extractor fan and wood effect vinyl floor.

SEPERATE WC; Comprising low level WC and wash hand basin.

BEDROOM FOUR 10'11" x 7'11"
Double with television point, radiator and fitted carpet.

OUTSIDE
5 bar gate leads to driveway with parking for several vehicles. The garden is laid mainly to lawn with mature trees and shrubs. Steps from the driveway lead to raised patio area adjacent to the front of the property.

SERVICES
Electric - Mains connected
Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.
Water - Mains connected
Heating - Oil fired central heating
Ofcom predicted broadband services - Standard: Download 1Mbps, Upload 1Mbps
Ofcom predicted mobile coverage for voice and data: EXTERNAL (Likely) EE, Three, O2 and Vodafone
Local Authority: Council Tax Band E

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available end October. RENT: £1595pcm exclusive of all charges. DEPOSIT: £1840 returnable at end of tenancy subject to any deductions. The

deposit is held by the landlord and protected within The Deposit Protection Scheme .References required viewings strictly through the agents.

SITUATION

The property is situated within the heart of Escot Park, which is 1,100 acres of traditional rural estate, with open views across adjoining countryside. A short distance is the popular village of Talaton, with public house, and village shop/Post Office. The popular village of Feniton with a range of local shops, services, primary school and mainline railway link is 5 minutes drive. The larger town of Ottery St Mary is approximately 5 minutes drive to the south providing an extensive range of facilities, and the cathedral city of Exeter with M5 junction/airport is 10 minutes drive to the west. The property provides easy access onto the A30 at the Daisy Mount roundabout.

DIRECTIONS

From Honiton, proceed in a westerly direction taking the first exit off the A30 after approximately 1 mile. Proceed along the old A30, at Fairmile in the bottom of the dip turn right sign posted Larkbeare/Talaton/Escot. Proceed along the road, passing the main entrance to Escot is on the right, after a short distance turn right into the back drive of Escot House and the property can be found on the left handside.

What3words: ///elevate.sharper.flask

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit. 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.

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' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026. The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.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.

STAGS

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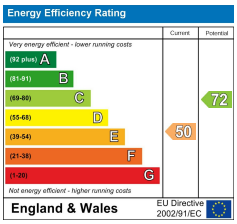
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