

STAGS

The Lodge Downes Estates, Downes, Crediton, EX17 3PL

Recently renovated three bedroom character cottage on the outskirts of Crediton. EPC Band C.

Crediton 1.4 Miles / Exeter 7 Miles

• Available Mid November • Recently Renovated • Three Bedrooms • Modern Kitchen and Bathroom • Garden • Driveway Parking • Deposit: £1384 • Council Tax Band C • EPC E • Tenant Fees Apply

£1,200 Per Calendar Month

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DESCRIPTION
This charming three bedroom cottage is situated at the entrance to the Downes Estate on the outskirts of Crediton. Enjoying a semi rural position, the property combines the tranquility of the countryside with the convenience of nearby town amenities. Local shops, schools and transport links are all within easy reach with Exeter City only 7 miles away. The property comprises kitchen/breakfast room, downstairs bathroom with bath and shower, sitting room and three bedrooms. Garden and driveway parking. Available mid November. Council Tax Band C. Tenant Fees Apply.

ACCOMMODATION
Front door opens into -

VESTIBULE
Leads through to -

SITTING ROOM 11'9" x 9'6"
Feature fireplace with mantle over and understairs storage.

KITCHEN / BREAKFAST ROOM 17'4" x 8'10"
Floor and wall mounted cupboards and drawer units. Electric hob with extractor over. Built in oven. Sink with drainer and mixer tap. Space for white goods.

UTILITY
Work top, undercounter space for washing machine. Door out to the garden to the rear of the property.

LARDER
Shelving.

BATHROOM
Shower, bath and low level WC. Two x wash hand basins and heated towel rail.

From the sitting room, door opens to stairs leading up to the first floor.

BEDROOM ONE 15'5" x 10'4"
Feature fireplace with mantle over. Built in wardrobe. Separate WC with wash hand basin.

BEDROOM TWO 12'1" x 9'6"
Feature fireplace with mantle over.

BEDROOM THREE 11'1" x 7'6"

OUTSIDE
Garden surrounds the property with driveway parking to the front.



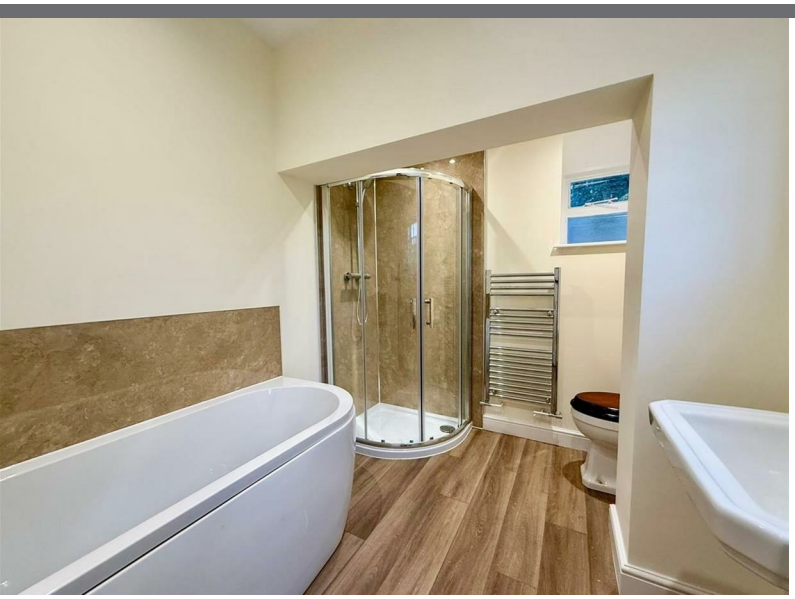
SERVICES
Mains Electric and water. Oil fired central heating. Council Tax Band C.
EE, Vodaphone and Three - Strong (provided by Ofcom)
Broadband - Standard 20 Mbps / 1 Mbps

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available mid November. RENT: £1200 pcm exclusive of all charges. DEPOSIT: £1384 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 RIGHTS ACT
The first phase was implemented on 1st May 2026.
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.
This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.
For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c_roadmap.pdf












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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