



SCHOOL LANE, EXETER, EX6
£550 PER MONTH PART FURNISHED*

DESCRIPTION:

Nestled away within the lovely village of Tedburn St Mary, we have this wonderful one bedroom cottage available to let.

*This includes the following items: a washing machine, a fridge, a cooker and a freestanding coat rack.

Exeter Lettings | 01392 271177
 lettings.exeter@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request

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ACCOMMODATION

Nestled away within the lovely village of Tedburn St Mary, we have this wonderful one bedroom cottage available to let in detached building within the grounds of landlord's property.

On the ground floor of the property is a hallway, the shower room, washing machine and storeroom with freestanding storage cupboard and separate coat rail. Upstairs is a double bedroom with fitted storage cupboard, lobby with fitted hanging rails and hot water cylinder, and an open plan kitchen living area, including modern electric cooker and fridge. Outside there is parking for one car and shared use of the landlord's lower garden which provides a delightful space to enjoy the sunshine and shared use with the landlord of the rotary clothesline.

Fitted with modern electric smart economy 7 high heat retention night storage heaters in the sitting room and hallway and modern panel heater in bedroom. Double glazing throughout with cavity wall insulation.

The property has recently been redecorated; and fairly new carpets in Hallway, Stairs and Bedroom. New flooring in kitchen.

UTILITIES: Mains Electric, Telecoms Services & TV Licence are not included in the rent. Water & Sewerage Charges IS included in the rent.

COUNCIL TAX: (Teignbridge - Band A) is not included in the rent.

AVAILABLE: August 2026

Holding Deposit: 1 Weeks Rent

The purpose of a holding deposit is to enable both the Landlord and the Applicant to demonstrate their commitment to entering into a tenancy agreement on the terms agreed in this document, subject to the references being acceptable and verified. Nothing in this agreement requires the Landlord, Winkworth, or the Applicant to enter into a tenancy and all tenancies are subject to contract. By making this payment both parties are creating a contract about the holding deposit, but they are not entering into a tenancy at this point.

The holding deposit will be a sum equivalent to 1 week of rent for the requested property, which is calculated based on the proposed rent stated on page one of this agreement. As an Applicant for a property you should understand that where you make this commitment and then subsequently decide not to proceed with our tenancy, perhaps because you have applied for more than one property, you risk forfeiting part or all of your holding deposit. You should refer to our Refund Terms for more information.

DEPOSIT: 5 weeks rent

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winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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