

GROOMS COTTAGE, DUNCHIDEOCK HOUSE, DUNCHIDEOCK, EXETER







Spacious two bedroom cottage, located in the village of Dunchideock just 4 miles from Exeter. The cottage comprises of large entrance hall, utility room, large kitchen diner, two double bedrooms, snug and dual aspect living room. Fantastic location, close to Haldon Forest Park. Dogs considered.

£1,250 pcm Beautiful rural location

CAPRON GOULD
Lettings and Property Management





Grooms Cottage lies within the grounds of Dunchideock House, in the lovely village of Dunchideock, 4 miles out of Exeter, just beyond the sought after village of Ide. The cottage benefits from ample parking, Biomass heating and bore hole water. This spacious home has lots of character and comprises of a large entrance hall with built in coat cupboard, large utility room with washing machine and WC, country cottage style kitchen diner with fridge, dishwasher and oven. The dual aspect living room has fantastic views over the valley and gardens. The living room leads to a small snug area with two good sized double bedrooms and a bathroom leading from this. There is also an area of garden available for tenants use by negotiation with the landlords if wanted. The landlords are happy to consider well behaved dogs.

The biomass heating and hot water is charged at an extra £150 per month but gives the tenants unlimited heating and hot water day or night.

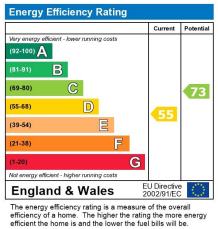
The property is in a peaceful rural setting but offers easy access to the M5, A30 & A38. EPC Rating D, Council Tax Band A, Freehold Tenure.

Council Tax Band: A
Deposit: £1,250
Holding Deposit: £100
Electricity supply: Mains
Heating: Biomass
Water supply: Private Borehole
Sewerage: Septic Tank
Broadband: FTTC

- 2 Double Bedrooms
- Available Now
- Character Property
- City Outskirts
- Council Tax Band A
- Countryside Views
- Off Road Parking







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Capron Gould
13 LOWER NORTH STREET, Exeter, Devon EX4 3ET
Tel: 01392 412220 Email: lettings@caprongould.com Website: www.caprongould.com

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.