Bond Oxborough Phillips

Changing Lifestyles

Jacks House
Upcott
Welcombe
Devon
EX39 6HE



£2,050 per month Unfurnished







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Jacks House, Upcott, Welcombe, Devon, EX39 6HE

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An exceptional four-bedroom residence situated in the peaceful rural hamlet of Upcott, near Welcombe, offering spacious and beautifully presented accommodation throughout. Finished to an extremely high standard, the property boasts four generously sized double bedrooms, each benefiting from its own en-suite facilities. The accommodation is complemented by underfloor heating throughout the ground floor and hardwood double glazed windows, providing a comfortable and welcoming living environment. Outside, the property benefits from an entrance driveway offering ample off-road parking, together with an enclosed rear garden.

Available from the 1st December 2026

Entrance Hallway -

Kitchen/Breakfast Room - 19'9" X 18'11" (6.02m X 5.77m)
A tastefully fitted kitchen with a granite work surfaces. Built in cooker with ceramic hob over, space for fridge freezer and integrated dishwasher.

Utility Room

Separate W.C

Sun Room - 16'11" X 8'11" (5.16m X 2.72m)
French doors leading outside.

Living Room - 18'2" X 15'8" (5.54m X 4.78m)
Dual aspect room with feature fireplace housing a wood burning stove.

First Floor Landing

Bedroom 1 - 15'7" X 11'10" (4.75m X 3.6m)
Ensuite bathroom with separate shower cubicle and walk-in wardrobe.

Bedroom 2 - 16'2" X 13' (4.93m X 3.96m)
Ensuite shower room.

Bedroom 3 - 14' X 12'3" (4.27m X 3.73m)
Ensuite bathroom with separate shower cubicle.

Bedroom 4 - 12' X 11'8" (3.66m X 3.56m)
Ensuite bathroom with separate shower cubicle and built in wardrobe.

Outside - Entrance driveway providing ample vehicle parking. Enclosed rear garden comprising a level lawn and paved patio. There is a useful store adjoining the dwelling.

Rent Terms - RENT: £2,050.00
DEPOSIT: £2,365.00

Property let as seen.
Available from 1st December 2026.

Water charges are payable separately to the landlord and are not included in the monthly rent.

A verifiable household income of at least £61,500.00 per annum is required to be considered.

References will be required.
Please Note Permitted Payments:
-Holding deposit, equivalent to one week's rent, to secure property. This will go towards the first month's rent providing that you do not withdraw from your application, do not provide inaccurate information, fail to disclose vital information or fail to proceed with the tenancy within a reasonable time frame.
-£50 Inc. VAT administration fee for any changes to the tenancy (when requested by the tenant).
-Early termination fee (only when agreed in writing from the landlord), £50 Inc. VAT administration fee plus any agreed reasonable costs (as agreed with landlord).
-Lost Keys / Security Devices, replacement will be charged at the reasonable cost to the tenant.
Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date (activated from day 15 of rent arrears), charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made.

Bond Oxborough Phillips Holsworthy obtains Client Money protection through CMP (Client Money Protect). Membership no: CMP003347

Bond Oxborough Phillips Holsworthy are members of The Property Ombudsman. Membership No: R00193-6

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.