



7 Walnut Road, Honiton, Devon EX14 2UG

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A newly decorated semi detached house in a popular residential area available on a long let.

Exeter 20 miles; Cullompton 11 miles;

- Sitting/Dining Room • Modern Kitchen • Two Double Bedrooms • Bathroom • Garden/Garage/Parking • Available Immediately • 12 months plus • Deposit: £1,038 • Council Tax Band: B • Tenant Fees Apply

£900 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



## ACCOMMODATION TO INCLUDE

From front, double glazed door leading to

## ENTRANCE HALLWAY

With coat hooks, fuse box and fitted carpet.

## SITTING/DINING ROOM 17'0" x 11'10"

With radiator, television/telephone points, stairs rising and fitted carpet.

## KITCHEN

Comprising cream fronted wall, base and drawer units with with laminate worksurface and inset stainless steel sink unit, electric oven, hob with extractor over, space for fridge/freezer, space and plumbing for machine, wall mounted gas boiler running domestic hot water and full central heating, and vinyl floor. Door to rear garden.

## STAIRS TO LANDING

Stairs to landing with loft hatch and fitted carpet.

## BEDROOM ONE 11'10" x 7'6"

Double with radiator, storage cupboard and fitted carpet.

## BATHROOM

White suite comprising bath with electric shower, shower curtain, pedestal wash hand basin, mirror with shaver light, low level WC, radiator and vinyl tiled floor.

## BEDROOM TWO 11'10" x 8'3"

Double with radiator, television point and fitted carpet..

## OUTSIDE

To the front of the property is an area mainly laid to lawn with driveway providing parking for one vehicle leading to SINGLE GARAGE with up and over door, power and light. A pedestrian gate leads to the enclosed rear garden which is mainly laid to lawn. Small fence with gate and steps lead down into the lower part of the garden with further patio and gravelled area.

## SERVICES

Mains electric, gas, water and drainage. Council Tax Band B.

EPC Band: C

## SITUATION

The property is situated on a popular residential estate within walking distance of Tesco's and a short distance from the main High Street offering a good range of facilities and railway station. The property is within quick and easy access of the A30/A303 with the Cathedral City of Exeter approximately 15 minutes drive to the west offering a further extensive range of facilities, M5 junction and airport.

## DIRECTIONS

From Stags High Street Offices proceed in a westerly direction towards Exeter. On leaving the town bear left

at the mini roundabout sign posted Sidmouth proceed up the hill straight across the next mini roundabout and at the Tesco's roundabout turn right into Heathfield. Proceed a short distance taking the first turning on the right into Chestnut Way and then the first right into Walnut Road. The property will then be found after a short distance on the left hand side.

## LETTING

The property is available to rent for a period of 6/12 months on a long let under an Assured Shorthold Tenancy. It is available unfurnished from End March. Rent: £900 per calendar month exclusive of all charges. DEPOSIT: £1,038 returnable at the end of the 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. Usual references required. No Smoking/Pets. A Child Considered. Viewing 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. 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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These particulars are a guide only and should not be relied upon for any purpose.