



112D High Street, Honiton, EX14 1JP

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A well presented first floor apartment in secluded location off the High Street.

Railway Station 0.5 miles; Exeter 20 miles; Cullompton 11 miles;

- Modern Apartment
- Open Plan Living / Kitchen Area
- Double Bedroom
- Shower Room
- Suit Professional(s)
- Available Immediately
- 12 months plus
- Deposit: £807
- Council Tax Band: A
- Tenant Fees Apply

£700 Per Calendar Month

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



## ACCOMMODATION INCLUDES

Front door leads to communal hallway and stairs rising to the first floor.

Private front door leads into;

## HALLWAY

With entrance area and door into hall with radiator and fitted carpet. Doors to;

## OPEN PLAN LIVING / KITCHEN AREA

19'4" x 11'10"

Dual aspect room with television/telephone points, radiator and carpet to the living area.

Kitchen comprises of white fronted wall, base and drawer units, work surface with inset stainless steel sink unit, electric oven and hob with extractor over, space for washing machine and fridge freezer, vinyl floor.

## BEDROOM

13'5" x 8'8"

Double with radiator and fitted carpet. Cupboard housing the boiler.

## SHOWER ROOM

White suite comprising corner shower cubicle, low level WC, wash hand basin with vanity cupboard below, heated towel rail, extractor fan and vinyl floor.

## OUTSIDE

There is no parking with the property, but on street parking is available (restrictions do apply). Car parking permits can be purchased from EDDC for the local car parks.

## SERVICES

Mains electric, gas, water and drainage.

Council Tax Band: A

EPC Band: B

## SITUATION

The property is situated in a secluded location just off of the high street and within easy walking distance of all main shops and services, main line railway link and easy access to A30/A303. The Cathedral City of Exeter is approximately 18 miles to the west with M5 junction and extensive range of shops and services.

## DIRECTIONS

From Stags office proceed down the High Street in the Exeter

direction, with William Hill and Bits & Bobs being found on the left hand side, proceed through the alley way between the two shops and the property can be found on the right hand side.

## LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy available Immediately.

RENT: £700 per calendar month exclusive of all charges. DEPOSIT: £807 returnable at the 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. Usual references required. No Smokers/Pets/Children. Would Suit Professional(s). 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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus	82	82
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	