



45 Jenwood Road, Dunkeswell, Honiton, Devon EX14
4UY

A two bedroom mid-terrace property with garage
and garden.

Hemyock 5 miles; Honiton 5 miles

- Sitting Room • Kitchen/Diner • Two Double Bedrooms • Bathroom • A Pet (terms apply)/Child Considered • Available Immediately By Negotiation • 6 months plus • Deposit: £807 • Council Tax Band: A • Tenant Fees Apply

£700 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk



ENTRANCE PORCH

Electric trip switches, door to;

SITTING ROOM

17'3" x 12'0"

Stairs to first floor, two night storage heaters, television point, understairs cupboard, door to;

KITCHEN

11'11" x 7'9"

Range of fitted wall and base units with roll edged work surface, spaces for fridge and cooker and space and plumbing for washing machine. Dimplex wall heater. Door to garden.

LANDING

Night storage heater, smoke alarm.

BEDROOM ONE

11'11" x 10'5"

A double room with electric panel heater, airing cupboard with hot water cylinder and slatted shelving.

BEDROOM TWO

12'0" x 7'10"

A double room with electric panel heater.

BATHROOM

Fitted with a pale suite comprising panelled bath with mixer tap/shower over, wash basin, low level WC, tiled splashbacks, medicine cabinet, Dimplex wall heater, extractor.

OUTSIDE

The property has a lawned front garden with pathway leading to the front door. The rear garden backs onto fields and is again mainly lawned. There is a SINGLE GARAGE in a block close by.

SERVICES

Mains water, drainage and electricity. Council Tax Band A. EPC Band: D.

SITUATION

The property is situated on the popular Highfield area of Dunkeswell with local shop and services within a short walking distance. The market town of Honiton is approximately 10 minutes drive to the south providing good range of shops and services, mainline railway link, A30/A303 with M5 Junctions approximately 15 minutes drive at Taunton and Cullompton.

DIRECTIONS

From Honiton proceed along the High Street in an easterly direction and follow the signs to the A30 and Ilminster. On the slip road take the left turning signposted Dunkeswell. Follow this road for several miles and on reaching the village take the first turning on the right after the petrol station into Highfield Road. After a short distance take the first right into Jenwood Road, proceeding to the end bearing round to the left with the property being found on the right hand side.

LETTING

The property is available to rent for a period of 6 months plus on an assured shorthold tenancy, unfurnished and is available Immediately by Negotiation. RENT: £700 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £725pcm. DEPOSIT: £807 returnable at 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. A Pet(terms apply)/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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			90
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)		60	
E (39-54)			
F (27-38)			
G (1-26)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	