



45 Butts Close, Honiton, EX14 2FS

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A newly decorated unfurnished semi detached house in sought after cul-de-sac on the edge of Honiton Market Town.

Honiton Station 1 Mile; Exeter 14 Miles

- Sitting Room • Kitchen / Dining Room • Two Bedrooms • Modern Shower Room • Garden and Parking • Available Immediately • 12 months plus • Deposit: £951 • Council Tax Band: B • Tenant Fees Apply

£825 Per Calendar Month

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## ACCOMMODATION INCLUDES

Part glazed wooden front door leads into;

## ENTRANCE HALL

With stairs rising, radiator, coat hooks and fitted carpet.  
Door into;

## SITTING ROOM 14'11" x 9'10" (into 12'11")

Spacious room with bay window to the front, radiator, television point, small understairs cupboard and newly fitted carpet.  
Door into;

## KITCHEN / DINING AREA 12'11" x 7'1"

Kitchen area comprising wall, base and drawer units, worksurface with inset sink, space for electric cooker, space with plumbing for washing machine and fridge freezer space. Space for dining table and chairs, radiator and newly fitted vinyl floor.  
Part glazed wooden door to rear.

## STAIRS AND LANDING

Stairs leading to landing with airing cupboard housing the gas fired boiler, loft hatch and fitted carpet.  
Doors into;

## BEDROOM ONE 9'5" x 9'10" (into 12'11")

Double with radiator, telephone point and fitted carpet.

## BEDROOM TWO 6'5" x 8'11" (into 11'6")

Single with radiator and fitted carpet.

## SHOWER ROOM

Comprises of large shower cubicle, wash hand basin, low level WC, radiator, shaver point, extractor fan and tiled floor.

## OUTSIDE

To the front is a small garden with mature shrubs and flowers in gravel bed. Adjacent to the house there is a private drive with parking. Side gate leads to the rear of the property.

The rear is easy to maintain, with gravel areas, mature trees and shrubs, small paved seating area with pergola and steps lead up into the kitchen.

## SERVICES

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

## SITUATION

The property is situated on the edge of the market town of Honiton providing a good range of shops and services, mainline railway link and A30/A303 with Tesco superstore within walking distance. The Cathedral City of Exeter is approximately 15 minutes drive to the west.

## DIRECTIONS

Proceed in a westerly direction out of Honiton towards Exeter and at the mini roundabout turn left sign posted Sidmouth. Proceed up this road over the first mini roundabout and at the next roundabout turn left towards Tesco. Proceed along this road down the hill and Butts Close is the fourth turning on the left. Proceed into the estate turning right at the end and the house can be found at the end of the road on the left handside.

## LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy on a long let and is available Immediately. RENT: £825 per calendar month exclusive of all charges. DEPOSIT: £951 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. A Child Considered. 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.





*IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(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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