



112F High Street, Honiton, Devon EX14 1JP

A well presented maisonette flat in secluded location off the High Street.

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

- Open Plan Living Kitchen Area
- Double Bedroom
- Shower Room
- Small Outside Seating Area
- Suit Professional(s)
- Available Immediately
- 12 months plus
- Deposit: £865
- Council Tax Band: B
- Tenant Fees Apply

£750 Per Calendar Month

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



ACCOMMODATION INCLUDES

Solid door leads into;

HALLWAY

With stairs rising, fitted carpet, radiator and door into;

OPEN PLAN LIVING / KITCHEN AREA 18'0" x 12'0"

Dual aspect open plan room comprising;

LIVING AREA: with breakfast bar seating area, radiator, television / telephone points and fitted carpet.

KITCHEN: comprises of modern white fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric cooker, electric hob with extractor hood over, space for washing machine and under counter fridge and vinyl floor.

STAIRS AND LANDING

Stairs lead to the landing with Velux window, radiator and fitted carpet.

BEDROOM 15'10" x 8'1"

Double with television points, radiator and fitted carpet.

SHOWER ROOM

Comprising corner shower cubicle, vanity wash hand basin and WC, mirror fronted cabinet, heated towel rail, extractor fan and vinyl floor.

OUTSIDE

Adjacent to the front door there is a small paved area. 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: B

EPC Band: B

SITUATION

The property is situated in a secluded location just off 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 at the end 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: £750 per calendar month exclusive of all charges. DEPOSIT: £865 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.



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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
92 (plus) A			
81 (c1) B		82	
69 (a3) C			
55 (d5) D			
39 (e7) E			
21 (g9) F			
1 (h10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	