



70d High Street , Honiton, Devon EX14 1PD

A newly renovated first floor apartment, situated in Honiton town centre

Honiton Rail Station 0.3 Miles; Exeter 17 miles;

- Large Open Plan Area
- Modern Kitchen with Appliances
- Double Bedroom
- Shower Room
- Available Immediately
- Suit Professional(s)
- 12 months plus
- Deposit: £980
- Council Tax Band: B
- Tenant Fees Apply

£850 Per Calendar Month

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



ACCOMMODATION INCLUDES

Steps from the High Street give access via the solid front door into communal hallway.

COMMUNAL STAIRS AND LANDING

Newly carpeted stairs rise to the first floor landing with part glazed door into

ENTRANCE AREA

With tiled floor and door into

OPEN PLAN KITCHEN AND LIVING AREA 26'4" (12'6") x 18'1" (9'4")

Large L shaped room with tiled floor throughout, electric panel heaters and large windows to the front.

The kitchen comprises newly fitted cream fronted wall, base and drawer units with wood worksurface and inset stainless steel sink unit, integrated dishwasher, double electric oven, electric hob with extractor over and fridge freezer (please note that the landlords will leave the fridge freezer for the tenants use but will take no liability to repair, maintain or replace if it ceases to work).

BEDROOM ONE 13'7" x 8'0"

Double with fitted wardrobes, electric panel heater and tiled floor. Step up and door to

SHOWER ROOM

Comprising newly fitted large shower cubicle, low level WC, vanity wash hand basin, alcove with wood shelf and cupboard below with plumbing for washing machine, tiled floor.

OUTSIDE

There is no outside space with the property. There is no parking with the property however annual permits are available from East Devon District Council for the local car parks, and limited on street parking is available.

SERVICES

Mains electric, water and drainage. Council Tax Band: TBC
EPC Band: C

SITUATION

The property is situated in the high street of the popular market town of Honiton within easy walking distance of all shops and services. Honiton has the benefit of mainline railway link, A30/A303 with the

Cathedral City of Exeter approximately 16 miles to the west providing extensive range of facilities and M5 junction.

DIRECTIONS

From Stags offices, proceed down the high street for approximately 50 yards with the entrance to the apartment being on your left, to the left hand side of The Crusty Cob.

LETTINGS

The property is available to rent unfurnished for a period of 12 months plus on a renewable Assured Shorthold Tenancy and is available immediately. RENT: £850 per calendar month exclusive of all charges. DEPOSIT: £980 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/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.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (91-101)	A		
131 (61-121)	B		
100 (40)	C		
75 (40)	D		
55 (40)	E		
39 (34)	F		
21 (28)	G		
1 (20)			
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	