



48 Woodmans Crescent, Honiton, Devon EX14 2DY

An unfurnished modern 3 bedroom town house situated in sought after location.

Exeter 20 miles; Cullompton 11 miles

- Kitchen/Dining Room • Sitting Room • Two Bath / Shower Rooms • Garage / Parking / Garden • A Pet (terms apply)/Children Considered • Available End of October • 12 Months Plus • Deposit: £1,269 • Council Tax Band: D • Tenant Fees Apply

£1,100 Per Calendar Month

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



ACCOMMODATION INCLUDES

Covered porch with part glazed door into;

HALLWAY

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

KITCHEN/DINING ROOM 12'3" x 11'8"

Comprising white fronted wall, base and drawer units, worksurface with inset sink unit, electric oven, gas hob with extractor, space with plumbing for washing machine or dishwasher, space for fridge freezer, wall mounted gas boiler running domestic hot water and full central heating, space for table and chairs, radiator, vinyl floor and part glazed door to rear garden.

STAIRS AND LANDING

Stairs rising to first floor with under stairs storage cupboard, radiator and fitted carpets. Doors into;

SITTING ROOM 13'6" x 12'3"

With French windows and Juliette style balcony to front, marble effect hearth and backdrop, radiator, television/telephone points and fitted carpet.

CLOAKROOM

Comprising low level W.C, wash hand basin with tiled splash back, radiator and fitted carpet.

BEDROOM THREE 12'3" x 8'8"

Double with radiator and fitted carpet.

STAIRS AND LANDING

Stairs rising to landing with airing cupboard and fitted carpet. Doors into;

BEDROOM ONE 12'3" x 9'9"

Good sized double with two built in double wardrobes, radiator and fitted carpet. Door into;

EN-SUITE

Comprising shower cubicle, low level W.C, wash hand basin, radiator, extractor fan and vinyl floor.

BEDROOM TWO 12'3" x 7'9"

Double with radiator and fitted carpet.

FAMILY BATHROOM

White suite comprising bath with electric shower over, shower curtain, low level W.C, wash hand basin, shaver light with socket, extractor fan, radiator and vinyl floor.

OUTSIDE

To the front of the property is a private driveway with parking and a garage. The garage (5.12 x 2.66) has an up and over door with power, light and plumbing for washing machine. To the rear of the property is an enclosed easy to maintain garden which is laid to gravel and patio and has rear pedestrian access.

SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1 Mbps

Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -Vodafone and O2. External - EE, Three, O2 and Vodafone

Local Authority: Council Tax Band D

SITUATION

The property is situated on a popular residential estate close to the centre of Honiton and within walking distance of the train station which is on the London Waterloo line. Honiton provides a good range of facilities with A30/A303 and the Cathedral City of Exeter approximately 20 minutes drive to the west.

DIRECTIONS

From Stags High Street offices proceed into New Street. On passing the Railway Station on the right hand side turn immediately right into Marlitts Lane. Proceed along this road and after a short distance turn right into the Sawmills Way/Woodmans Crescent development. Turn immediately right into Woodmans Crescent and follow the road around to the left, the property will be found after a short distance on the right hand side.

LETTING

The property is available to let on a renewable Assured Shorthold Tenancy for a period of 12 months plus, unfurnished and is available from End of October. RENT: £1,100 per calendar month exclusive of all charges. Where the agreed let permits pets the rent will be £1,125. DEPOSIT: £1,269 returnable at the end of the 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)/Children Considered. Viewings 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			84
(69-80) C		72	
(55-68) D			
(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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