



Southlands Cottage King Street, Honiton, Devon EX14
1AG

Well presented unfurnished attached 2 bedroom house
situated in a secluded location close to Honiton town.

Exeter 20 miles; Cullompton 11 miles;

- Sitting Room • Kitchen/Diner • Study • Parking / Courtyard Garden • No Pets / Young Children • Available Immediately • 12 months plus • Deposit: £951 • Council Tax Band: B • Tenant Fees Apply

£825 Per Calendar Month

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



ACCOMMODATION INCLUDES

Glazed door into entrance porch with tiled flooring and glazed door into;

SITTING ROOM 18'5" x 10'9"

Good sized room with stairs rising, small storage cupboard below, radiators, television point and laminate floor.

KITCHEN/DINER

KITCHEN AREA: Comprising newly fitted cream fronted wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, electric oven, electric hob with extractor over, space for washing machine and fridge freezer.

DINING AREA: Space for table and chairs, understairs cupboard and glazed door to side access.

STAIRS AND LANDING

Stairs from sitting room lead to landing with fitted carpet, loft hatch and doors into;

BEDROOM ONE 11'2" x 9'6"

Double with radiator, telephone point and fitted carpet.

BEDROOM TWO 8'9" x 8'8"

Double with built in wardrobe and cupboard housing the gas fired boiler, radiator, telephone point and fitted carpet.

BATHROOM

Suite comprising bath with electric shower, shower curtain, low level WC, pedestal wash hand basin, mirror, towel rail and radiator.

STUDY 6'10" x 6'1"

Ideal home office with built in storage cupboard, radiator and fitted carpet.

OUTSIDE

Southlands Cottage is situated in a secluded location with the front of the property facing away from King Street. Pedestrian access from King Street runs around the property giving access to the front porch. The garden is located at the front of the property and steps lead up to a patio area with raised flower beds. There is private parking to the side for two vehicles.

SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard:

Download 18 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 B

SITUATION

Southlands Cottage is situated in a secluded but convenient position close to and within walking distance of Honiton High Street. Honiton provides an extensive range of facilities, main line railway link to Exeter and London Waterloo, plus you are only a few minutes from the A30/A303.

DIRECTIONS

From Stags High Street Offices turn left into New Street, taking the first turning right into King Street. Proceed along the road and down the hill and just before HiQ garage, Southlands Cottage can be found on the left handside.

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold tenancy, unfurnished and is available Immediately. RENT: £825 per calendar month exclusive of all charges. DEPOSIT : £951 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/Young Children. An Older 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.



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			
(69-80) C		73	85
(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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