



Flat 4 Southlands House, King Street, Honiton, Devon
EX14 1AG

Well presented first floor unfurnished apartment,
close to Honiton town centre.

Exeter 20 miles; Cullompton 11 miles

• Open Plan Living / Kitchen • Double Bedroom • Shower Room • No Smokers /
Pets / Children • Suit Professional Person • Available End of April • 12 Months
Plus • Deposit £686 • Council Tax Band: A • Tenant Fees Apply

£595 Per Calendar Month

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

ACCOMMODATION INCLUDES

Glazed door from front into COMMUNAL HALLWAY with stairs rising to first floor landing. Solid door to;

HALL

With tiled floor and doors to;

OPEN PLAN LIVING AREA

KITCHEN AREA: Comprising white fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric oven, hob with extractor, space with plumbing for washing machine and fridge freezer space.

LIVING AREA: With fitted carpet, night storage heater, television and telephone points.

BEDROOM

Double with night storage heater, television point and fitted carpet.

SHOWER ROOM

Comprising shower, low level w.c, wash hand basin and heated towel rail.

OUTSIDE

There is no outside space with the property. At an additional cost of £20pcm there is parking available for one vehicle.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric Night Storage Heaters

Ofcom predicted broadband services -

Standard: Download 18 Mbps, Upload 1 Mbps.

Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: External (Likely); EE, Three, O2 and Vodafone.

Local Authority - Council Tax Band A

SITUATION

Flat 4 Southlands House is situated in a secluded but convenient position close to and within walking distance of Honiton High Street. Honiton provides a full range of facilities, shops and services with the Cathedral City of Exeter within 20 minutes drive to the west.

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 House can be found on the right handside.

LETTINGS

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold tenancy, unfurnished and is available from the end of April. RENT: £595 per calendar month exclusive of all charges. DEPOSIT: £686 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. 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.

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 | | |
| (55-68) D | 65 | 73 |
| (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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