



5 Summers Terrace, Glanvill Way, Honiton, EX14 2HB

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A spacious modern semi-detached house in popular location.

Exeter 20 miles; Cullompton 11 miles

• Three Bedrooms • Kitchen / Dining Room • Parking / Gardens • Available Unfurnished • Available Immediately • No Pets / A Child Considered • 12 Months Plus • Deposit: £1,263 • Council Tax Band: D • Tenant Fees Apply

£1,095 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)

## ACCOMMODATION INCLUDES

Part glazed door from front into;

## HALLWAY

With radiator, tiled floor and doors to;

## CLOAKROOM

With low level w.c, wash hand basin, radiator and tiled floor.

## SITTING ROOM

With modern coal effect feature fire and surround, laminate flooring, television and telephone point, sliding doors to garden, door way through to;

## KITCHEN / DINING ROOM

Spacious room with:

KITCHEN AREA: Comprising range of wall and base units, stainless steel sink unit, appliances to include electric oven, gas hob, extractor, plumbing for automatic washing machine and dishwasher, fridge/freezer space, wall mounted combi gas boiler running domestic hot water for central heating, tiled floor, television and telephone point.

DINING AREA: With tiled floor, radiator, sliding doors leading to garden, and large under stairs cupboard.

## STAIRS AND LANDING

Stairs from hallway lead to spacious landing area with airing cupboard, hatch to roof space (not available for storage).

Doors to;

## BEDROOM ONE

Double with radiator, television and telephone point, door into;

## EN-SUITE

Comprising walk-in shower, low level w.c, wash hand basin, radiator, towel rail.

## BEDROOM TWO

Double with radiator, television and telephone point.

## BEDROOM THREE

Single with radiator.

## BATHROOM

White suite comprising bath with shower over, shower screen, low level w.c, wash hand basin, radiator.

## OUTSIDE

To front of property is small easy to maintain area. To rear is an enclosed courtyard garden with pedestrian access leading to brick paved courtyard area with allocated parking space.

## SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 8 Mbps, Upload 0.9 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data -

External: EE, 3, O2, Vodafone (Likely)

Local authority - Council Tax Band D

## SITUATION

The property is situated on the outskirts of Honiton close to the Tesco superstore, with easy access to A30/A303 and within walking distance of the town centre and mainline railway link. The property affords views across adjoining countryside.

## DIRECTIONS

From Stags High Street Offices proceed in a westerly direction and at the mini roundabout turn left signposted Sidmouth. Proceed over the next mini roundabout and at the next roundabout turn left. Proceed past Tesco on the left hand side and after a short distance turn left into Glanvill Way, with the property being found on the left hand side.

## LETTING

The property is available to rent for a period of 12 months plus on renewable Assured Shorthold tenancy, unfurnished and is available immediately. RENT: £1,095 per calendar month exclusive of all charges. DEPOSIT : £1,263 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. A 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.

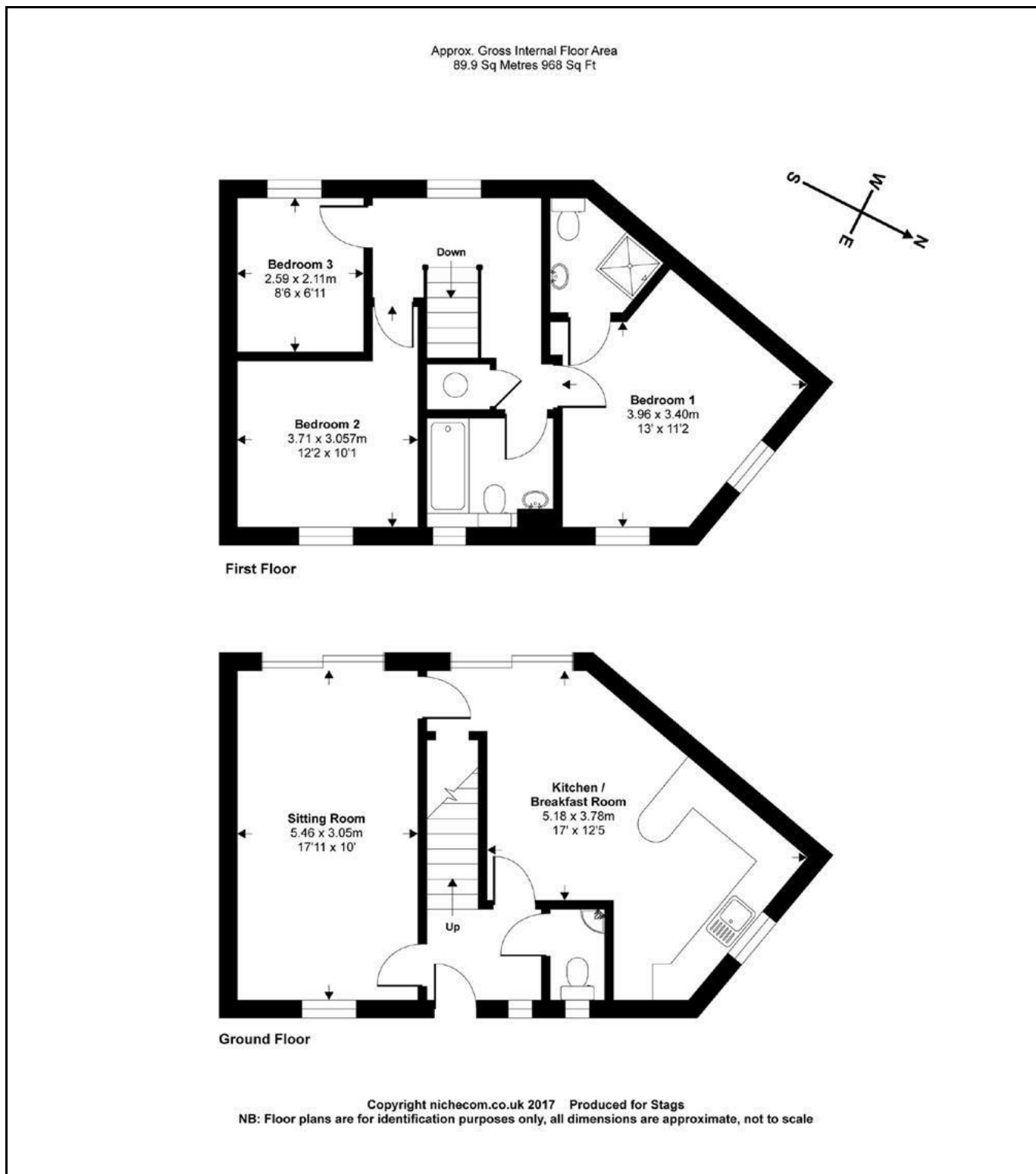
## TENANT PROTECTION

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.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	78
EU Directive 2002/91/EC		