



70e High Street, Honiton, Devon EX14 1PD

A beautifully presented top floor apartment in the heart of Honiton.

Honiton Rail Station 0.3 Miles; Exeter 17 miles

• Open Plan Living Area / Modern Kitchen • Double Bedroom • Shower Room • Suit Professional(s) • Unfurnished • Available Early July • 12 Months Plus • Deposit: £923 • Council Tax Band: A • Tenant Fees Apply

£800 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

Stairs rise to the top floor landing with fitted carpet and part glazed front door into;

OPEN PLAN LIVING AREA

12'7" x 11'1" (into window)

With lovely views to the church opposite, electric heater and fitted carpet.

Leads through into;

KITCHEN

Comprising white fronted wall, base and drawer units, wood worksurface with inset stainless steel sink unit, electric oven, electric hob with extractor over, space for under counter fridge and space with plumbing for washing machine. Wood breakfast bar area with lovely views over the church, and fitted vinyl floor throughout.

BEDROOM **12'5" x 9'8" (into window)**

Double with mirror fronted wardrobes, electric heater and fitted carpet.

SHOWER ROOM

White suite comprising good sized fully tiled shower cubicle, pedestal wash hand basin, low level WC, fitted storage cupboard, heated towel rail and fitted vinyl 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

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric heaters

Ofcom predicted broadband services - TBC

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

Local Authority: Council Tax Band A

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

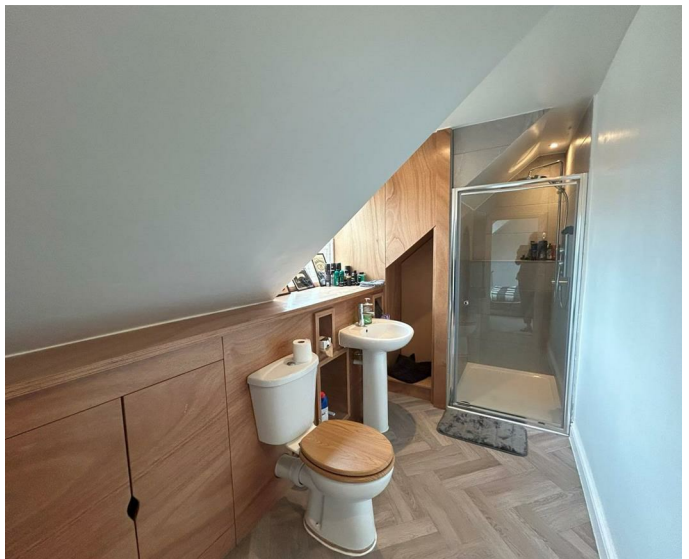
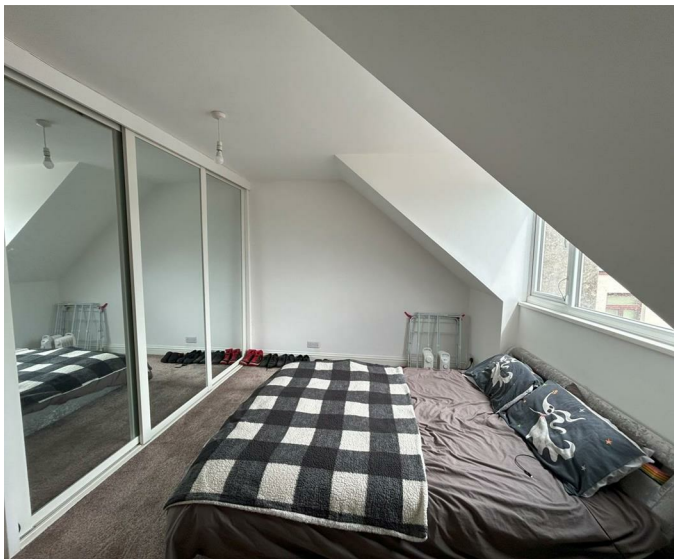
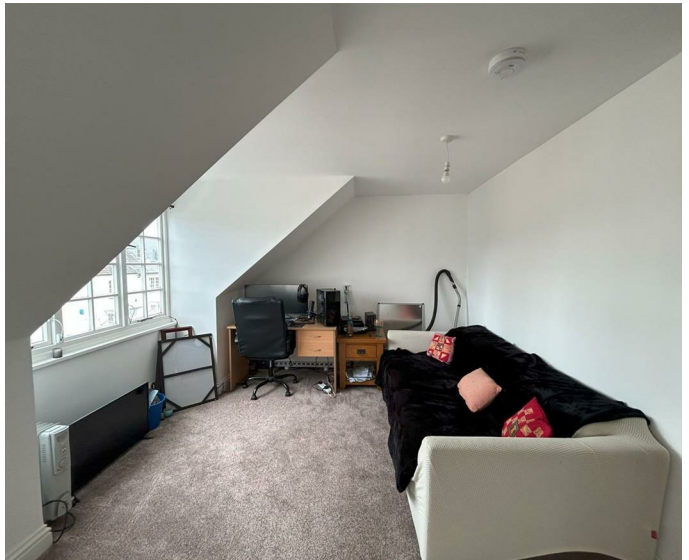
The property is available to rent for a period of 12 months plus on a renewable assured shorthold tenancy, unfurnished and is available from early July. RENT: £800 per calendar month exclusive of all charges. DEPOSIT: £923 returnable at end of tenancy subject to any deductions. All deposits for a property 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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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