



8, Allhallows Court Northcote Lane, Honiton, Devon EX14  
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A well presented mid-terraced house in a secluded position in the heart of the town with allocated parking.

Exeter 20 miles; Cullompton 11 miles

• Kitchen / Dining Room • Sitting Room • Two Double Bedrooms • Modern Shower Room • Available Immediately on Unfurnished Basis • Suit Professional(s) • 12 Months Plus • Deposit: £1,069 • Council Tax Band: C • Tenant Fees Apply

£950 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Covered porch with utility cupboard and solid front door.

## HALLWAY

With stairs rising, under stairs storage cupboard, BT point, radiator and light wood effect laminate floor.

## CLOAKROOM

Comprising low level WC, wall hung wash hand basin and light wood effect laminate floor.

## KITCHEN / DINING ROOM 17'6" x 7'1"

Bay window to the front with radiator and space for table and chairs, vinyl floor throughout.

Kitchen area comprises of wall, base and drawer units, worksurface with inset stainless steel sink unit, electric cooker, \*washing machine and fridge freezer\*

\*Please note that the landlord are looking to sell the washing machine and fridge freezer to any incoming tenant, if not required these will be removed\*

## SITTING ROOM 14'4" x 12'3" (max)

With television / telephone points, radiator and fitted carpet. Patio doors lead into;

## REAR PORCH

Double glazed porch area with further door to the garden.

## STAIRS AND LANDING

Stairs rise to the landing with door to the airing cupboard housing the gas fired boiler, Velux window, loft hatch and fitted carpet.

## BEDROOM ONE 14'3" (into bay) x 11'11" (max)

Good sized double with bay window, built in wardrobe and over the stair storage cupboard, telephone point, radiator and fitted carpet.

## BATHROOM

White suite comprising of large shower cubicle, bath, pedestal wash hand basin, mirror, shaver point, low level WC, heated towel rail, vinyl floor and Velux window.

## BEDROOM TWO 14'4" (max) x 9'8"

Double with built in wardrobes, radiator and fitted carpet.

## OUTSIDE

The development is entered through a tall iron gate into a well tended communal courtyard garden with benches, colourful flower beds and flower pots, a haven in the centre of town.

To the rear of the property there is a private walled courtyard with flower bed.

There is allocated parking for one vehicle.

## SERVICES

Electric - Mains connected  
Gas - Mains connected  
Drainage - Mains connected  
Water - Mains connected  
Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 21 Mbps, Upload 1 Mbps

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

Local Authority: Council Tax Band C

## SITUATION

Allhallows Court is conveniently located just off Honiton High Street which provides a range of cafes, supermarkets, leisure centre and renowned specialist antique and book shops. Communication links are excellent with a direct rail service from Honiton Station to London Waterloo whilst the A30 provides quick and efficient road access to Exeter, some 16 miles to the west and junction 29 of the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities.

## DIRECTIONS

From Stags High Street Offices cross over the High Street, turn right besides WHSmiths and follow the road down with the entrance to Allhallows being on the right handside, opposite the driveway to Honiton Market Carpets.

What3Words: ///super.secure.apron

## 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: £950 per calendar month exclusive of all charges. DEPOSIT: £1,096 returnable at the end of tenancy subject to any deductions. All deposits for a property let by 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

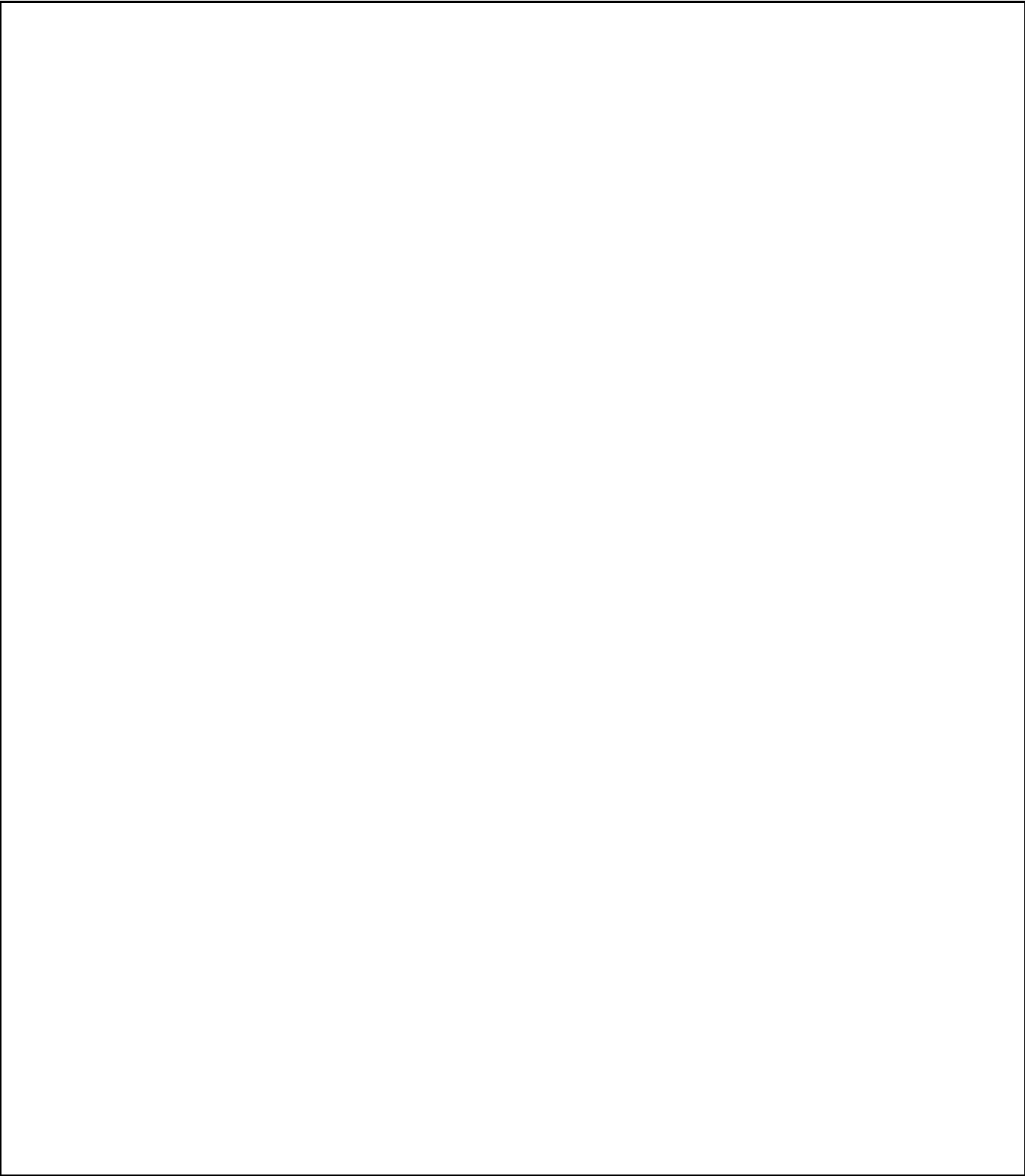
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.



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