



STAGS

47 Monkton Road, Honiton, Devon EX14 1PZ

Beautifully presented contemporary town house
with parking.

Honiton centre 0.5 miles Sidmouth 10 miles

• Fully Furnished • Open Plan Living Area / Kitchen • Two Double Bedrooms • Two Bath / Shower Rooms • Available Beginning of December • Suit Professional(s) • 12 Months Plus • Deposit: £1,384 • Council Tax Band: D • Tenant Fees Apply

£1,200 Per Calendar Month

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

ACCOMMODATION INCLUDES

Glazed front door leads into;

HALLWAY

Wit storage cupboard, tiled flooring with under floor heating, stairs rising and small seating area.

Doors into;

SNUG / STUDY

9'6" x 9'6"

Window to the front with shutters, hessian matting with under floor heating, 2 seater sofa, small table and chairs, bookcase and small fridge.

BEDROOM

16'11" x 6'11"

Good sized double with double bed, mirror fronted fitted wardrobes, chest of drawers, hessian matting with underfloor heating.

BATHROOM

White suite comprises bath with shower over, shower screen, low level WC, wall hung wash hand basin, mirrors, heated towel rail, tiled floor with under heating and extractor fan.

STAIRS TO

Wooden stairs with glass banisters lead to the first floor.

OPEN PLAN LIVING AREA / KITCHEN **27'10" x 16'11"**

The dual aspect first floor has some soaring double height space flooding the main living room with natural light and bi-folding doors which lead out to the rear garden, and wood flooring throughout.

The living area has large corner sofa, wall mounted electric fire, television and table and chairs.

The kitchen area comprises of contemporary wall, base and drawer units, worksurface with inset sink, double electric oven, hob with extractor over, integrated fridge freezer and dishwasher.

UTILITY

Comprising worksurface with washing machine and tumble dryer, built in cupboards housing the boiler and heating system with wood flooring.

STAIRS TO LANDING

Wooden stairs with glass banisters lead to the second floor with a useful mezzanine study area overlooking the main living room.

MASTER BEDROOM

14'7" x 13'3"

Generous double with doors and a Juliet balcony with views across the town and valley to the Blackdown Hills beyond, with double bed, wardrobe, chest of drawers, side tables and hessian floor.

EN-SUITE WET ROOM

Comprises over head shower, low level WC, wash hand basin, mirrors, cabinet and heated towel rail.

OUTSIDE

To the rear of the property and adjoining the open plan kitchen/living room is an attractive private decked area providing plenty of room to enjoy outdoor dining with an excellent degree of privacy whilst being easily maintained.

There is an allocated parking space for one vehicle.

SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - NIBE Air source heat pump for under floor heating and hot water.

Electric fire.

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1Mbps.

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

Local Authority: Council Tax Band D



SITUATION

The property is ideally located on the eastern fringe of Honiton yet within easy access of all the town's amenities. Honiton is renowned as an antique centre, as well as for its weekly street market, has a range of independent shops and cafes, as well as two primary schools and secondary schools. The town is served by a main line rail station with hourly service to London Waterloo as well as fantastic access to the A30.

Exeter, to the west offers excellent shopping facilities, main line rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated a world heritage site.

DIRECTIONS

From Honiton High Street head East. At the roundabout take the first left and continue on to Monkton Road. As the road bears left turn right and the house is almost immediately on the right before the garages.

LETTING

The property is available to rent fully furnished for a period of 12 months plus on a Renewable Assured Shorthold Tenancy, and is available 1st December 2025. RENT: £1,200 per calendar month exclusive of all charges. DEPOSIT: £1,384 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. Clarification before arranging a viewing please contact the lettings office dealing with the property.

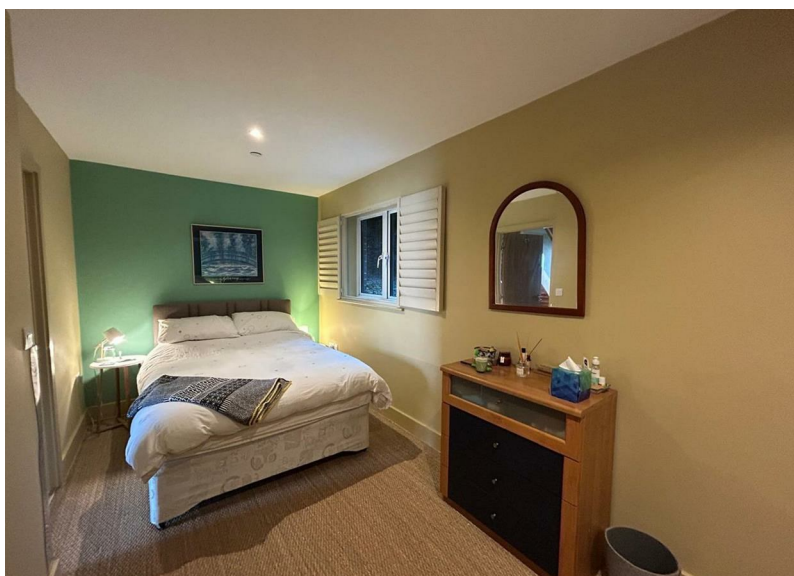
TENANT PROTECTION

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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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.




Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
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@StagsProperty



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

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