



4 Hansford Court, Honiton, Devon EX14 1DU

COMING SOON - A newly renovated two bedroom bungalow in a small courtyard development for the over 55s.

Honiton Train Station 0.5 miles; Exeter 22 miles; Sidmouth (Coast) 10 miles;

• Over 55's Development • Sitting Room • Newly Fitted Kitchen • Modern Shower Room • Low Maintenance Garden and Allocated Parking • Available Unfurnished from Mid October • 12 Months Plus • Deposit: £1,032 • Council Tax Band: B • Tenant Fees Apply

£895 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Double glazed door from the front leading to;

HALLWAY

KITCHEN

SITTING ROOM

BEDROOM ONE

BEDROOM TWO

BATHROOM

OUTSIDE

The property is situated within a courtyard setting and is one of a small development of properties surrounding a central communal garden. The property has an allocated parking space and its own low maintenance patio gardens at the front and rear.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard:

Download 17 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data:

External & Internal (GOOD); EE, Three, O2 and

Vodafone.

Local Authority: Council Tax Band B

SITUATION

The property forms part of small a development of bungalows for the over 55s. Hansford Court is situated close to and within walking distance of Honiton High Street. Honiton provides a full range of shops and services with main line railway link with the Cathedral City of Exeter within 20 minutes drive to the west.

DIRECTIONS

From Stags office in the High Street proceed in a westerley direction towards Exeter. At the bottom of the hill turn left into Mill Street and at the T-junction turn left into King Street and after a short distance, next to Brookdale Dental Surgery turn right into the turning for Hansford Court. Proceed through the archway and Number 4 can be 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 from mid October. RENT £895 per calendar month exclusive of all charges. DEPOSIT £1,032 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Children/Pets. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	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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