



Second Floor Flat, 1 Swan Yard, High Street, Devon, EX14 1LN

A well presented second floor apartment in the heart of Honiton with allocated parking.

Honiton Train Station 0.4 miles; Exeter 22 miles; Sidmouth (Coast) 10 miles

• Spacious Sitting / Dining Room • Two Bedrooms • Kitchen • Bathroom • Suit Professional(s) • Available Unfurnished from Mid December • 12 Months Plus • Deposit: £865 • Council Tax Band: A • Tenant Fees Apply

£750 Per Calendar Month

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

ACCOMMODATION

Entrance via black door at the rear of 139 High Street.

COMMUNAL HALLWAY

Stairs rising to second floor with solid door into;

ENTRANCE HALLWAY

With radiator, fitted carpet and doors into;

KITCHEN

Comprising beech fronted base and drawer units with roll edged work surface, inset stainless steel sink, space for under counter fridge, space with plumbing for washing machine and free standing electric cooker with extractor over, vinyl floor.

Wall mounted gas fired boiler supplying central heating and hot water.

BATHROOM

White suite comprising bath with mixer tap shower over, shower screen, low level WC, pedestal wash hand basin, mirror and shaver light/socket, extractor fan, radiator and vinyl floor.

SITTING ROOM 17'3" (into bay) x 13'1"

A spacious room with large window to front, television/telephone points, radiator and fitted carpet.

BEDROOM ONE 13'8" (into bay) x 10'8"

Double with feature fireplace, radiator and fitted carpet.

BEDROOM TWO 11'10" (into bay) x 7'9"

Smaller double with feature fireplace, radiator and fitted carpet.

OUTSIDE

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 17 Mbps, Upload 1 Mbps.

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 a few yards from Honiton town centre providing a good range of shops and services, main line railway link, A30/A303 and with the Cathedral City of Exeter approximately 15 minutes drive to the west.

DIRECTIONS

From Stags High Street offices proceed down the high

street and approximately after 200 yards the entrance to Swan Yard will be seen on the right hand side between the Fig & Ivy shop and Blue Bird Care. Proceed into Swan Yard where the door to 139 High Street will be found on the right at the rear of the Fig & Ivy shop.

LETTING

The property is available to rent for a period of 12 months plus on a renewable assured shorthold tenancy, unfurnished and is available from mid December. RENT: £750 per calendar month exclusive of all charges. DEPOSIT: £865 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/Pets/Children. Would Suit Professional(s). Viewings 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		
(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 2002/91/EC



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