



STAGS

1e King Street, Honiton, Devon EX14 1AB

A well presented ground floor apartment in a tucked away location a short distance from the High Street.

Exeter 20 miles; Cullompton 11 miles

• Open Plan Kitchen / Living Area • Double Bedroom • Shower Room / Cloakroom • Available Immediately • Available Unfurnished • Suit Professional(s) • 12 Months Plus • Deposit: £692 • Council Tax Band: A • Tenant Fees Apply

£600 Per Calendar Month

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

ACCOMMODATION INCLUDES

UPVC part glazed door from front to;

OPEN PLAN LIVING AREA / KITCHEN

10'8" x 9'10" into 17'0"

Living Area: With fitted carpet, electric heater, television and telephone points.

Kitchen: Comprises fitted wall, base and drawer units, work surface with inset stainless steel sink unit, electric oven, hob and extractor over, space with plumbing for washing machine, space for undercounter fridge and vinyl floor.

BEDROOM

9'8" x 13'1"

Double with electric heater and fitted carpet.

Door to CLOAKROOM with low level WC, storage, water tank with immersion heater, extractor fan and vinyl floor.

SHOWER ROOM

Comprises shower cubicle, shower curtain, white pedestal sink, extractor fan and vinyl floor.

OUTSIDE

There is no outside space or allocated parking available with the property. On street parking is available (restrictions do apply) or parking permits can be purchased from EDDC for the local car parks.

SERVICES

Electric - Mains connected

Water and Drainage - Mains connected. The cost of water and drainage is included within the monthly rent

Heating - Electric heating

Ofcom predicted broadband services - Standard: Download 18 Mbps,

Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps

Mobile coverage available likely inside with EE and Three (Ofcom)

Mobile coverage available likely outside with EE, O2, Three and Vodafone (Ofcom)

Local Authority - Council Tax Band A

SITUATION

The property is situated a short distance from the town centre of Honiton providing good range of 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 High Street office, turn left into New Street, and at the crossroads, turn right into King Street. Follow the road along, go down

the alley way to the left of the Vivs hairdressing , and the property can be found on the right hand side.

What3Words: ///fonts.overnight.repair

LETTING

The property is available to let for period of 12 month plus on a renewable Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT: £600 per calendar month INCLUSIVE of water and drainage but exclusive of all other charges. DEPOSIT: £629 returnable at the end of the 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.

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
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		