



Flat 3 The Old Bakery Chapel Street, Honiton, Devon
EX14 1EU

Newly decorated and recarpeted modern spacious
first floor apartment in the heart of Honiton.

Honiton Train Station 0.2 miles; Exeter 22 miles; Sidmouth (Coast) 10 miles

• Private Entrance • Open Plan Living / Kitchen • Two Bedrooms • Bathroom • Would
Suit Professional(s) • Available Immediately Unfurnished • 6 Months Plus • Deposit:
£865 • Council Tax Band A • Tenant Fees Apply

£750 Per Calendar Month

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

ACCOMMODATION INCLUDES

Private front door from cover entrance area into;

ENTRANCE AREA AND STAIRS

With stairs rising to first floor with newly fitted carpet.

OPEN PLAN LIVING / KITCHEN

Spacious open pan room with Velux window, radiator, television / telephone points and newly fitted carpet.

The kitchen area comprises of modern wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, electric oven, 4 ring gas hob with extractor over, space for washing machine and fridge freezer, wall mounted gas fired boiler and vinyl floor.

INNER HALLWAY

Step up to the hallway with Velux window, radiator and newly fitted carpet.

Doors into;

BEDROOM TWO

Small double with Velux window, radiator and newly fitted carpet.

BEDROOM ONE

Double with Velux window, radiator and newly fitted carpet.

BATHROOM

White suite comprising, bath with shower over, shower screen, low level WC, pedestal wash hand basin, radiator, Velux window and vinyl floor.

OUTSIDE

Approached from the street to a covered open foyer with space for bins. Each property has their own private entrance.

SERVICES

Electric - Mains connected

Gas - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 23 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

Set along this quiet side street, The Old Bakery is position just a moments walk from the centre of Honiton. Honiton lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site.

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 the cathedral city of 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. Taunton, the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.

DIRECTIONS

From the Stags Honiton office, head west along the High Street taking the first left into New Street. Chapel Street can then be found on the left hand side just after Honiton Methodist Church. The apartment is a short way up on the right hand side.

What3Words: ///scans.rang.items

LETTING

The property is available to let for period of 6 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £750 per calendar month exclusive of all other charges. DEPOSIT: £865 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

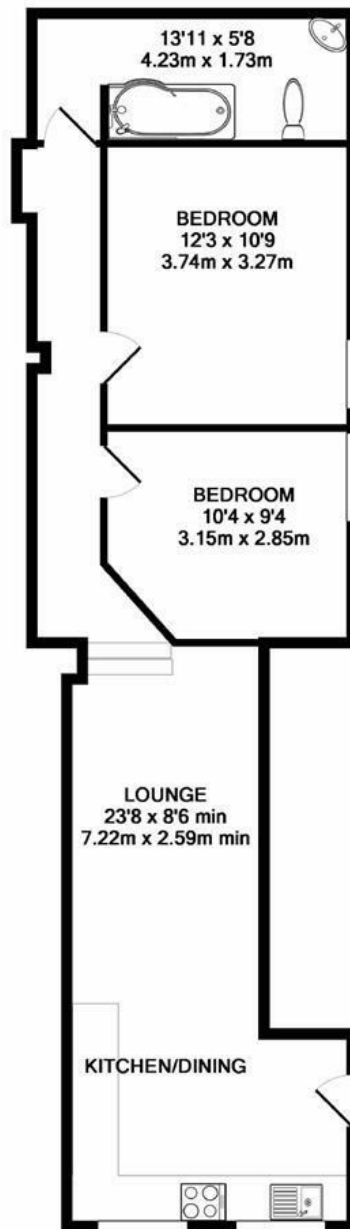
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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.





TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.0 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix Q2019

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
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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	80	80
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		