



Flat 109b High Street, Honiton, Devon EX14 1PE

A beautifully presented unfurnished 2 bedroom top floor apartment in the heart of Honiton.

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

• Modern Kitchen / Diner • Sitting Room • Modern Shower Room • Suit Professional(s) • No Pets / Children / Smokers • Available Immediately by Negotiation • 12 Months Plus • Deposit: £894 • Council Tax Band: A • Tenant Fees Apply

£775 Per Calendar Month

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

COMMUNAL HALLWAY

Solid wooded door leads to the communal hallway and stairs rising to the top floor, with door to covered area and access to apartments A and B.

ENTRANCE & HALLWAY

Part glazed UPVC front door into hallway with fitted carpet and doors into;

SITTING ROOM

13'5" x 12'2"

Light and airy room with views over the High Street, electric heater, television point and fitted carpet.

KITCHEN / DINER

Comprising white fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric over, hob with extractor over, space with plumbing for washing machine, fridge freezer space and fitted vinyl flooring. Door to cupboard housing the water tank.

SHOWER ROOM

White suite comprising large walk in shower cubicle, vanity unit with WC and wash hand basin, fitted vinyl flooring.

BEDROOM ONE

10'5" x 9'10"

Good sized double with electric heating and fitted carpet.

BEDROOM TWO 13'7" x 10'7" narrowing to 7'1"

Double with electric heater and fitted carpet.

OUTSIDE

To the front of apartments A and B there is a small communal area which is partially covered, which the tenants have use of. There is no parking with the property however a permit can be purchased from the local authorities for the Silver Street car park.

SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Electric heating

Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE & Three. External - EE, Three, O2 and Vodafone

Local Authority - Council Tax Band A

SITUATION

The property is situated just off the High Street of Honiton which 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 Stags High Street Offices cross over the High Street turn right besides WHSmiths and the entrance to 109 can be found on the right handside.

LETTING

The property is available to let for period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately by negotiation. RENT: £775 per calendar month exclusive of all other charges. DEPOSIT: £894 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.

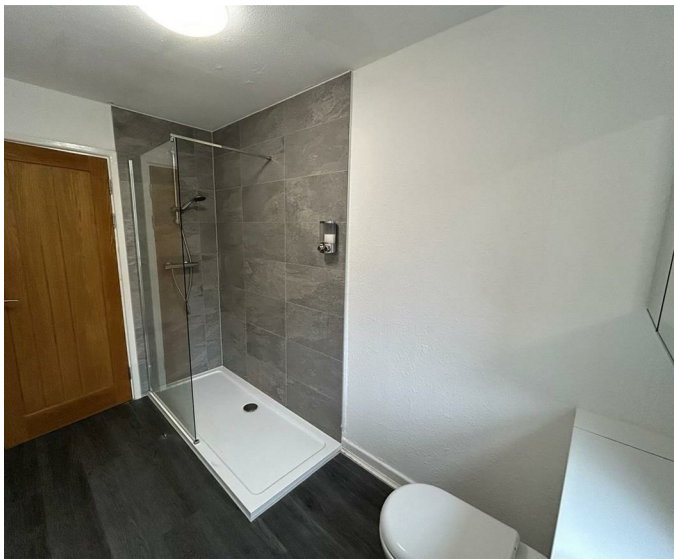
TENANT PROTECTION

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.

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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