



58 Hazelwood Close, Honiton, Devon EX14 2XA

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A modern unfurnished mid-terrace house in popular residential area.

Exeter 20 miles; Cullompton 11 miles

• Modern Kitchen • Sitting / Dining Room • Two Bedrooms • Modern Bathroom • Garden / Parking • Child Considered • Available Beginning of November • Deposit: £923 • Council Tax Band: B • Tenant Fees Apply

£800 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



## ACCOMMODATION TO INCLUDE

Part glazed timber front door to;

### ENTRANCE HALL

With telephone point, meter cupboard, coat hooks, archway leads through to hall area with stairs to first floor, radiator and fitted carpet.

### KITCHEN

Comprising modern fitted wall, base and drawer unit, worksurface with inset sink unit, built in electric oven and hob with extractor over, space for washing machine and fridge freezer, radiator and vinyl floor.

### SITTING / DINING ROOM 13'1" x 11'10"

With fitted carpets, television point, radiator and patio doors to rear garden.

### STAIRS AND LANDING

Stairs rising to landing with door to;

### BEDROOM ONE 11'10" x 8'11"

Double with radiator and fitted carpets.

### BEDROOM TWO 8'6" (11'9") x 9'1"

Double with radiator, fitted carpets and door to airing cupboard.

### BATHROOM

Comprising panelled bath with electric shower over, shower curtain, pedestal wash hand basin, low level WC, extractor fan and fitted vinyl.

### OUTSIDE

To the front of the property is a small lawned garden, with an off road parking space.

To the rear is a small patio area with plastic storage, and area of lawn with steps lead to the top of the garden.

### ESTATE AGENTS ACT 1979

We are obliged to inform you that the landlords of this property are related to an employee of Stags.

### SERVICES

Electric - Mains connected

Gas - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band B

### SITUATION

The property is situated on the popular Combehayes Estate close to the centre of Honiton providing good range of shops and services, education facilities, mainline railway link and A30/A303.

### DIRECTIONS

From Stags offices in the High Street, turn into New Street proceed up the hill past the station to the top and the mini-roundabout, bearing right. Proceed down the hill, turning right into Hazelwood Close and No. 58 will be found at the bottom on the right hand side.

## LETTING

The property is available to let on a 6 month Renewable Assured Shorthold Tenancy, long let available, unfurnished, available at the beginning of November. RENT: £800 per calendar month exclusive of all charges. DEPOSIT: £923 returnable at end of 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. A Child Considered. 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' RIGHTS ACT

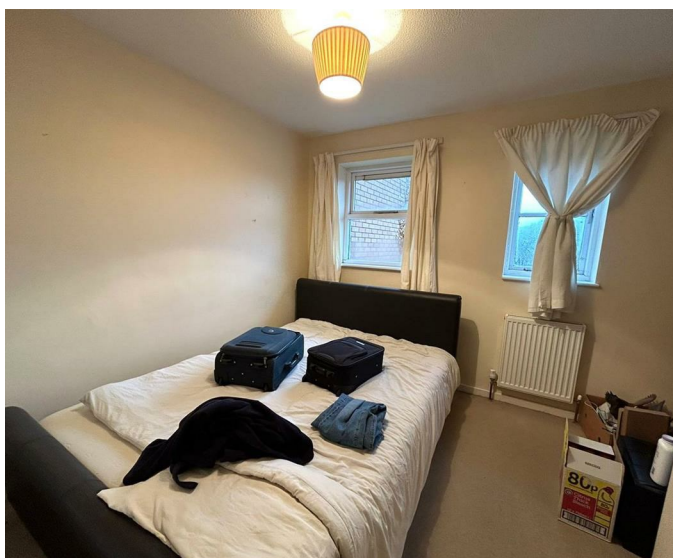
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf)

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*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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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