



70d High Street, Honiton, Devon EX14 1PD

A beautifully presented first floor apartment,
situated in Honiton town centre.

Honiton Rail Station 0.3 Miles; Exeter 17 miles

• Large Open Plan Kitchen / Living Area • Modern Kitchen with Appliances • Double
Bedroom • Shower Room • Available Unfurnished from End of November • Suit
Professional(s) • 12 Months Plus • Deposit: £951 • Council Tax Band: A • Tenant Fees Apply

£825 Per Calendar Month

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

ACCOMMODATION INCLUDES

Steps from the High Street give access via the solid front door into communal hallway.

COMMUNAL STAIRS AND LANDING

Newly carpeted stairs rise to the first floor landing with part glazed door into;

ENTRANCE AREA

With tiled floor and door into;

OPEN PLAN KITCHEN AND LIVING AREA 26'4" (12'6") x 18'1" (9'4")

Large L shaped room with tiled floor throughout, electric panel heaters and large windows to the front.

The kitchen comprises newly fitted cream fronted wall, base and drawer units with wood worksurface and inset stainless steel sink unit, integrated dishwasher, double electric oven, electric hob with extractor over and fridge freezer (please note that the landlords will leave the fridge freezer for the tenants use but will take no liability to repair, maintain or replace if it ceases to work).

BEDROOM ONE 13'7" x 8'0"

Double with fitted wardrobes, electric panel heater and tiled floor.

Step up and door to;

SHOWER ROOM

Comprising newly fitted large shower cubicle, low level WC, vanity wash hand basin, alcove with wood shelf and cupboard below with plumbing for washing machine, tiled floor.

OUTSIDE

There is no outside space with the property. There is no parking with the property however annual permits are available from East Devon District Council for the local car parks, and limited on street parking is available.

SERVICES

Electric: Mains Connected

Water: Mains Connected

Drainage: Mains Connected

Ofcom predicted broadband services - Standard:

Download 19 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data -

Outside Likely: EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band: A

SITUATION

The property is situated in the high street of the popular market town of Honiton within easy walking distance of all 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 offices, proceed down the high street for approximately 50 yards with the entrance to the apartment being on your left, to the left hand side of The Crusty Cob.

LETTING

The property is available to rent unfurnished for a period of 12 months plus on a renewable Assured Shorthold Tenancy and is available from the end of November. RENT: £825 per calendar month exclusive of all charges. DEPOSIT: £951 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/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.

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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) A		
(81-91) B		
(69-80) C	69	80
(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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