

STAGS

15 York Road, Seaton, Devon EX12 2SA

## Unique end terrace cottage situated in sought after coastal town, a short walk from the beach.

Sea Front 0.5 miles; Honiton 11 miles; Sidmouth 9 miles; Lyme Regis 7.5 miles

• Modern Apartment • One bedroom • Walk in shower room • Contemporary Fitted Kitchen • Double bedroom with fitted wardrobe • Walking distance to the Sea Front • Available December • Deposit: £836 • Council Tax Band: A • Tenant Fees May Apply

## £725 Per Calendar Month

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

## ACCOMMODATION INCLUDES
Part glazed door from the front leads into;

## OPEN PLAN LIVING / KITCHEN 73'5" x 30'6"
Lovely open plan living / dining / kitchen area with wood effect laminate flooring throughout.

To the living area there is a fitted corner unit, further unit housing a surround sound system, stairs rising with space and plumbing for washing machine.

This leads through to a dining area with a breakfast bar with units above to one side, step down leads into;

Kitchen, which comprises of wall, base and drawer units, marble effect worksurface with inset sink unit, integrated fridge freezer, electric hob with extractor over and electric oven.

## SHOWER ROOM 19'4" x 13'5"
Fully tiled room comprising walk-in shower with overhead rainfall shower and separate handheld shower, concealed cistern WC, wall mounted wash hand basin, mirror fronted cabinet and extractor fan.

## STAIRS TO
Paddle stairs rise from the living room up into;

## BEDROOM 12'7" x 6'9"
Double with mirror fronted fitted wardrobes, loft hatch and laminate effect floor throughout.

## OUTSIDE
There is no outside space with the property.
There is also no allocated parking with the property, however parking permits can be obtained from EDDC for the nearby Orchard car park which is within easy reach.

## SERVICES
Electric - Mains connected
Gas - Mains connected
Water - Mains connected
Drainage - Mains connected
Heating - Gas fired central heating with three zones of underfloor heating throughout.
Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1 Mbps. Superfast: Download 66 Mbps, Upload 13 Mbps.
Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone.
Local Authority: Council Tax Band A

## SITUATION
The property is situated within the popular coastal resort of Seaton providing good range of shops and services and local facilities. The market towns of Honiton and Axminster are approximately 15 minutes drive with further range of facilities and mainline railway. The cathedral city of Exeter is approximately 20 minutes drive to the west with M5 junction.

## DIRECTIONS
Proceed into Seaton along Seaton Down Road, as you get to the bottom of the hill and just before the T Junction, York Road can be found on the right hand side. No.15 is located on the left.

What3Words: ///paves.jelly.footballers

## LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £725 pcm exclusive of all charges. DEPOSIT: £836 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). References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

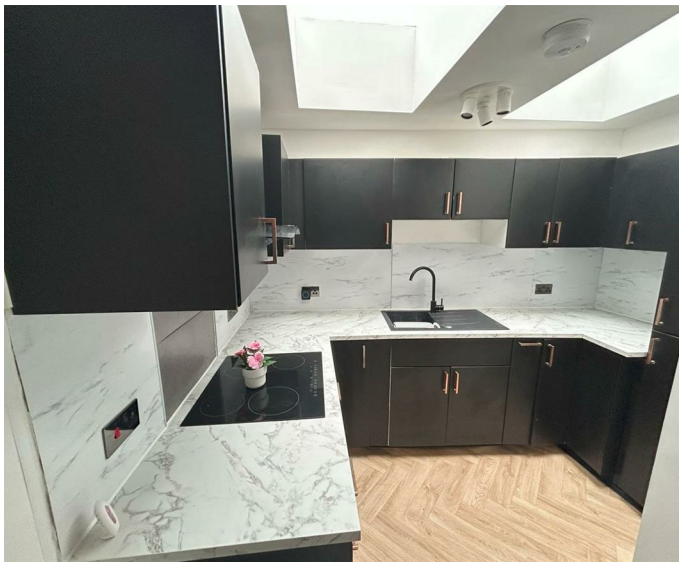
## HOLDING DEPOSIT AND TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide 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.

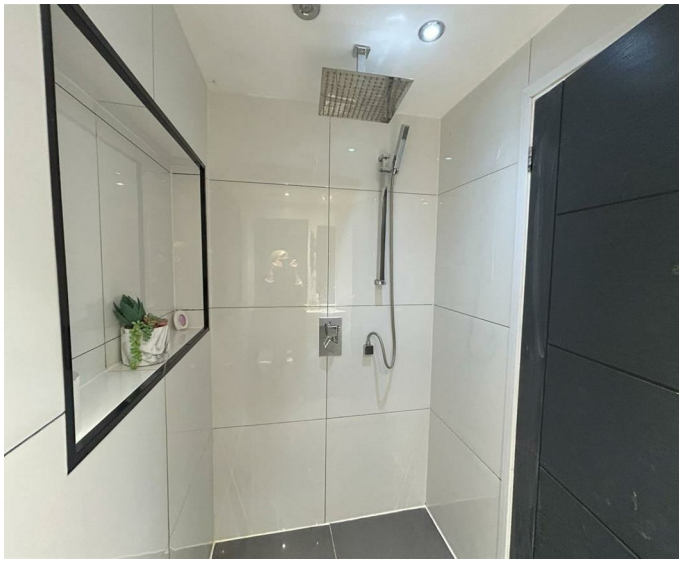
## TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

## RENTERS RIGHT BILL
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

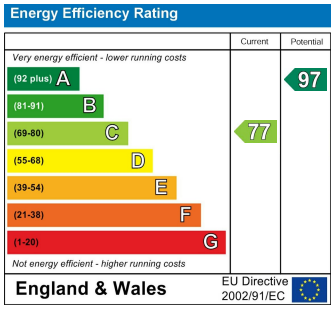
For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

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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.*




arla | propertymark PROTECTED

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