



STAGS

110c High Street, Honiton, Devon EX14 1JW

A modern unfurnished apartment situated in Honiton Town Centre.

Exeter 20 miles; Cullompton 11 miles

• Open Plan Living Room / Kitchen • Double Bedroom • Bathroom • Would Suit Professional(s) • No Pets / Children • Available End of January • Long Let • Deposit: £692 • Council Tax Band A • Tenant Fees Apply

£600 Per Calendar Month

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

ACCOMMODATION

Metal stairs up to front door

KITCHEN / SITTING ROOM

Double glazed window to front. Kitchen area has a range of oak fronted wall and base, back granite effect worksurface, stainless steel sink unit, electric oven & hob with extractor above, space & plumbing for washing machine, & space for fridge. Sitting room area has radiator, telephone & television points & sky light.

BATHROOM

Fitted with a modern white suite comprising bath, shower over & glass screen, low level w.c, wash hand basin, radiator & extractor fan.

BEDROOM

A double room with built-in cupboard, radiator, velux window, & cupboard housing gas boiler.

SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 18 Mbps,

Upload 1 Mbps. 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 A

SITUATION

The property is situated on the high street within easy walking distance of all main shops and services, main line railway link and easy access to A30/A303. The Cathedral City of Exeter is approximately 18 miles to the west with M5 junction and extensive range of shops and services.

DIRECTIONS

From Stags office proceed down High Street in the Exeter direction, with the William Hill being found on the left hand side, proceed through the metal gates into the alley way with the access to the metal staircase on the left hand side.

LETTING

The property is available to rent for a period of 6 months plus on a long let basis on a renewable Assured Shorthold Tenancy available unfurnished from the end of January. RENT: £600 per calendar month exclusive of all charges. DEPOSIT: £692 returnable at the 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. 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

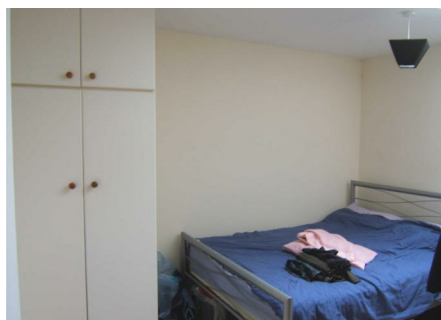
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_roadmap.pdf



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
01404 42553
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(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		