

STAGS

1 The Grooms, Russell Street, Sidmouth, Devon EX10 8AB

A spacious ground floor apartment located in the heart of the seaside town of Sidmouth

Honiton 9.5 miles

• Large Sitting Room • Kitchen / Utility Room • Two Double Bedrooms • Bathroom • Allocated Parking Space • Available January 2027 • Long Let • Deposit: £1,153 • Council Tax Band D • Tenant Fees Apply

£1,000 Per Calendar Month

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

DESCRIPTION
The accommodation comprises an entrance hall leading to a spacious dual aspect L-shaped sitting/dining room. The fitted kitchen provides an electric oven, hob and extractor hood, space for fridge/freezer and washing machine, and leads through to a utility with door opening to the courtyard and outside storage. There are two good sized double bedrooms, both with fitted wardrobes, served by a family bathroom fitted with a bath with shower attachment and screen, vanity wash basin and WC.

OUTSIDE
To the rear of the property there is an allocated parking space with access to the rear courtyard

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1Mbps. Ultrafast: Download 1000 Mbps, Upload 200 Mbps.
Ofcom predicted mobile coverage for voice and data: Outside (Good): EE, Three, O2 and Vodafone.
Local Authority: Council Tax Band: D

SITUATION
The property is within easy reach of Sidmouth town centre, which offers a comprehensive range of independent shops, restaurants, cafés and everyday amenities. The seafront promenade and surrounding countryside provide excellent opportunities for walking and outdoor pursuits, with Salcombe Hill and the dramatic East Devon coastline close at hand.

DIRECTIONS
What3Words: ///dive.given.battle
Leave the A30 at the Honiton junction and follow signs for Sidmouth on the A375.
Continue on the A375 through Sidbury and Sidford into Sidmouth.
Follow the A375 into the town centre via Sid Road.
Continue onto Temple Street, then High Street, then Old Fore Street.
Turn left into Russell Street.
Arrive at 1 The Grooms, Russell Street, Sidmouth.

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available Immediately.
RENT: £1,000pcm exclusive of all charges. DEPOSIT: £1,153 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.
The Landlord would prefer no pets residing at this property.

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.

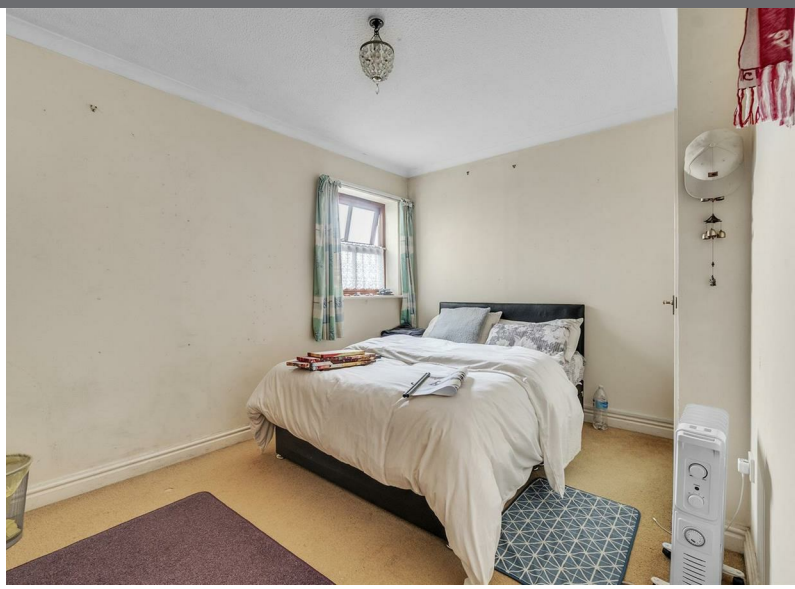
TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT
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.


FAIRY
HOOVER
1400 RPM
6.5kg

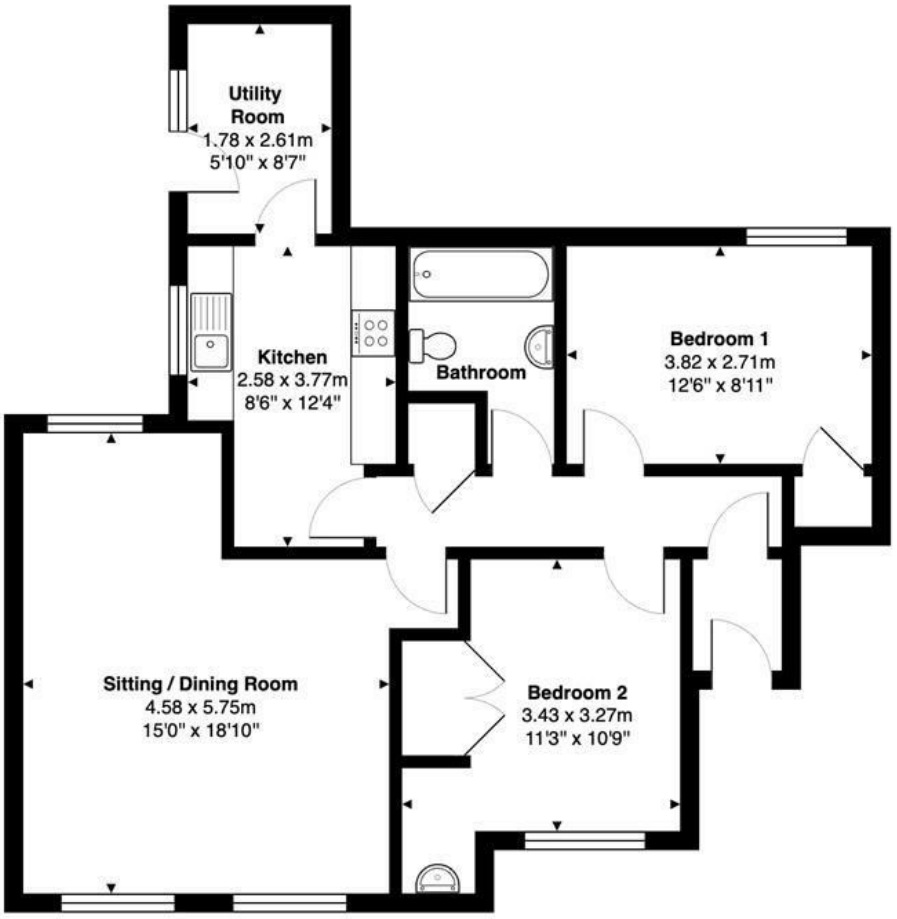








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Ground Floor
Area: 75.5 m² ... 812 ft²

Total Area: 75.5 m² ... 812 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

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.

STAGS

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@StagsProperty

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