



8a New Street, Honiton, Devon EX14 1EY

A well presented spacious split level unfurnished apartment located conveniently in Honiton Town centre.

Exeter 20 miles; Cullompton 11 miles

• Sitting Room with Study Area • Kitchen/Breakfast Room • Double Bedroom • Large Bathroom • Suit Professional(s) • Available in May by Negotiation. • Long Let • Deposit: £778 • Council Tax Band: A • Tenant Fees Apply

£675 Per Calendar Month

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

ACCOMMODATION INCLUDES

Shared entrance hallway, with stairs rising to Apartment 8a.
Solid front door into small entrance area.

KITCHEN/BREAKFAST ROOM

10'9" x 8'6"

With range of mahogany fronted wall and base units, laminated work surface with inset stainless steel sink unit, electric double oven, hob and extractor fan. Space for under counter fridge freezer, radiator and space for table and chairs.

SITTING ROOM

14'7" x 12'4"

Spacious room with electric fire in tiled hearth and wooden surround, radiator, television point and fitted carpet.
Alcove into small study area (2.44 x 1.20) with fitted carpet.

Door arch into;

UTILITY

With plumbing for automatic washing machine, and storage space.

STAIRS AND LANDING

Stairs rising to small landing, with fitted carpet and door into;

BEDROOM

14'0" narrowing to 11'4" x 10'4"

Good sized double room with beamed ceiling, radiator, Velux window, and eave storage cupboard.
Door into;

BATHROOM

12'5" x 7'8"

Comprising of bath, low level WC, pedestal wash hand basin, separate shower cubicle, wall mounted fan heater, beamed ceiling, Velux window, storage chest, storage cupboard housing the gas fired boiler.

OUTSIDE

There is no parking or outside space with the property.

SERVICES

Electric - Mains Connected

Gas - Mains Connected

Water and Drainage is payable directly to the landlord on a quarterly basis.

Heating - Gas Fired

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

Ofcom predicted mobile coverage for voice and data: Internal - EE & Three. External - EE, Three, O2 and Vodafone.

Local Authority - Council Tax Band A

SITUATION

The property is situated within the popular market town of Honiton, within

easy walking distance of the High Street, providing good range of shops and services, main line railway link, A30 and with the Cathedral City of Exeter approximately 15 minutes drive to the West.

DIRECTIONS

Walking from Stags Office, turn left into New Street, proceed up the road, past Clarke's, and the property can be found in between Leeson's and the barbershop.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available in May by negotiation. RENT: £675pcm exclusive of all charges. DEPOSIT: £778 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.



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
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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	69	75
EU Directive 2002/91/EC		