



Flat 9 Dolphin Court, High Street, Honiton, Devon EX14 1HT

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A spacious one bedroom top floor flat in the heart of Honiton.

Honiton Train Station 0.4 miles - Exeter 22 miles

• Spacious Sitting / Dining Room • Modern Kitchen • Modern Bathroom • Suit Professional Person • Regret No Pets / Children • Available Immediately on Unfurnished Basis • 12 Months Plus • Deposit: £721 • Council Tax Band: B • Tenant Fees Apply

£625 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)

## ACCOMMODATION TO INCLUDE

From Dolphin Court, door into communal hall and stairway leading to second floor landing.

Front door leads to;

## LARGE SITTING / DINING ROOM

22'2" x 17'8"

Spacious room with beams, electric heating, television aerial, door to airing cupboard and fitted carpet.

Doors to;

## KITCHEN

Comprising modern fitted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric cooker with extractor hood over, space for under counter fridge freezer and fitted vinyl.

## BEDROOM

15'2" x 11'2"

Spacious double with double doors to walk-in wardrobe, beams, electric heating and fitted carpet.

Door into;

## BATHROOM

White suite comprising P-shaped bath with shower over, shower screen, low level WC, vanity unit wash hand basin and fitted vinyl.

## OUTSIDE

There is no outside space with the property. Parking can be found in the nearby Silver Street public car park with annual permits available from East Devon District Council.

## SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Electric heaters & immersion heater for hot water

Ofcom predicted broadband services - Standard:

Download 18 Mbps, Upload 1Mbps. 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 B

## SITUATION

The property is situated just off the High Street of Honiton and within easy walking distance of all main shops and services. Honiton offers a range of amenities including Tesco, Aldi and Lidl supermarkets, an out of town retail park and a diverse and interesting range of independent shops including many antique, bookshops and a twice weekly street market.

There is a main line rail link for direct trains to London Waterloo and Exeter. The A30 dual carriageway provides quick access to Exeter and Exeter regional airport. The

Regency town of Sidmouth along with popular beaches of Branscombe, Seaton and Lyme Regis are within easy driving distance. Taunton, the County Town of Somerset lies to the North East and provides a wide range of cultural and educational facilities as well as mainline station on the London (Paddington) line.

## DIRECTIONS

From Stags High Street offices, cross over the High Street proceeding down to the entrance of Dolphin Court. Proceed into Dolphin Court with the door to the flats being seen on the right hand side.

What3Words: ///economies.faced.punks

## LETTING

The property is available to let on a long let under an assured shorthold tenancy, unfurnished and is available Immediately. RENT: £625pcm exclusive of all charges. DEPOSIT: £692 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). Sorry no Pets/Children allowed. NO Smokers. References required viewings 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.

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.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.*

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 52      | 64                      |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Bank House, 66 High Street, Honiton, Devon, EX14 1PS  
 01404 42553  
[rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)  
[staas.co.uk](http://staas.co.uk)



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