STAGS

4 Littletown Road, Honiton, EX14 2DG

## A superbly presented, unfurnished, three bedroom house situated within easy reach of the town centre.

Town centre 0.5 miles Exeter 17 miles Taunton 19 miles

• Sitting Room with Woodburner • Open Plan Kitchen/Diner • Utility & Cloakroom • Bathroom • Garden • Council tax band B • Deposit £1413 • Long let • Available immediately • Tenant fees apply

## £1,225 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE
From front, front door opens into

## ENTRANCE HALLWAY
With spotlighting, wood laminate flooring, storage cupboard with shelving and coat hooks. Door opening into

## SITTING ROOM
With continuation of wood laminate flooring, window to front, inset woodburning stove, radiator, stairs rising to first floor. Glazed double doors opening into

## OPEN PLAN KITCHEN DINING ROOM
With continuation of wood flooring, spotlighting, KITCHEN AREA with range of wall and base units, laminate marble effect worksurface, 1 1/2 bowl ceramic sink unit, intgrated undercounter fridge and freezer, integrated wine cooler, Leisure gas fired range cooker with extractor above. DINING AREA with ample space for dining table and chairs, wood panelled feature wall, radiator, Upvc double doors opening into garden. Door into

## UTILITY ROOM
With space and plumbing for automatic washing machine, fitted worksurface, radiator. coat hooks. Door into

## CLOAKROOM
With WC, vanity wash hand basin.

## FIRST FLOOR STAIRS AND LANDING
With door into

## BATHROOM
With spotlighting, obscure glazed window to rear, wood effect flooring, suite comprising bath with thermostatic shower over, WC, wash hand basin, extractor.

## BEDROOM TWO
Double with wood effect laminate flooring, window to rear, radiator, built in wardrobe.

## BEDROOM ONE
Good sized double room with wood effect laminate flooring, window to front, radiator, built in storage cupboard & wardrobe.

## BEDROOM THREE
Single with built in dressing table and wardrobe, airing cupboard housing recently fitted gas fired boiler, window to front, radiator.

## OUTSIDE
The property is approached by steps leading to the front door with area laid to lawn with mature shrubs within the borders. To the rear is an enclosed private space with easy to maintain with a combination of artificial grass, gravelled and paved areas.

## SERVICES
Mains electric, gas, water and drainage.
Council tax band B.
Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps. Superfast and Ultrafast available.
Ofcom predicted mobile coverage for voice and data: Good- EE, Three, O2 and Vodafone

## DIRECTIONS

From Stags Honiton office proceed along the High Street turning left into New Street. Proceed up New Street and upon passing the Train Station take the next turning on your right into Marlpitts Lane. Continue along this road passing Streamers Meadows and Livermore Road on your right and after a short distance, 4 Littletown Road will be seen on the left hand side.

## SITUATION

The property is situated close to the popular town centre of Honiton providing easy access to an extensive range of shops and services and within walking distance to the train station. The Cathedral City of Exeter with M5 junction is approximately 15 minutes drive to the west.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1225pcm exclusive of all charges. DEPOSIT: £1413 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' 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.*

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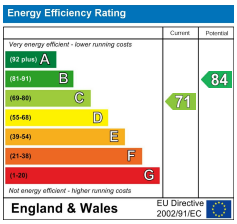
@StagsProperty

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