



7 Kings Row, Honiton, Devon EX14 1EH

Lovely recently build house in secluded location in the heart of Honiton.

High Street 350 yards; Exeter 15.8 miles; Sidmouth 9 miles;

- Kitchen with Integrated Appliances
- Open Plan Living area
- Three Double Bedrooms
- Bathroom / Ensuite
- Small Garden / Parking
- Available Immediately
- 6 months plus
- Deposit: £1,153
- Council Tax Band: C
- Tenant Fees Apply

£1,000 Per Calendar Month

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

## DESCRIPTION

Built using masonry construction techniques (not timber frame) these substantial homes form an attractive mews style development. Constructed by local builders these quality homes are of rendered elevations under slate roofs with timber double glazed windows and brick sills.

## ACCOMMODATION INCLUDES

Covered porch with front door to;

## HALLWAY

With radiator and door to;

## OPEN PLAN LIVING / KITCHEN AREA

Spacious open plan room with stairs rising to first floor, under stairs cupboard, radiators, television and telephone points and patio door to front garden.

The kitchen area comprises of modern fitted wall, base and drawer units, worksurface with inset stainless steel sink unit, integrated dishwasher, washer/dryer, fridge, freezer, electric cooker, 4 ring gas hob, stainless steel extractor hood over and breakfast bar.

## CLOAKROOM

White suite comprising of low level WC and vanity unit wash hand basin.

## STAIRS AND LANDING

Stairs to landing with fitted carpet, storage cupboard housing the gas fired boiler, Velux window and radiator.

## BEDROOM ONE

Master bedroom with radiator and door to;

## ENSUITE

White suite comprising shower cubicle, low level WC, wash hand basin and heated towel rail.

## BEDROOM TWO

Double with radiator.

## BEDROOM THREE

Double with radiator.

## FAMILY BATHROOM

White suite comprising bath with shower over, shower screen, low level WC, wash hand basin and heated towel rail.

## OUTSIDE

There is a small garden and patio adjoining the bi fold doors at the front of the property. There are two parking spaces and storage for bins and recycling.

## SERVICES

Mains electric, gas, water and drainage. Council Tax Band: C

## SITUATION

Set tucked away behind the High Street in the heart of Honiton, this accessible yet quiet location is a fantastic position in which to live.

Honiton lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site. Communication links are excellent with a

direct rail service from Honiton Station to London Waterloo whilst the A30 provides quick and efficient road access to the cathedral city of Exeter, some 16 miles to the west and junction 29 of the M5 motorway.

Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.

## DIRECTIONS

Travelling in a Westerly direction along Kings Street in Honiton the property can be found on the left, the next turning after King's Mews.

## LETTING

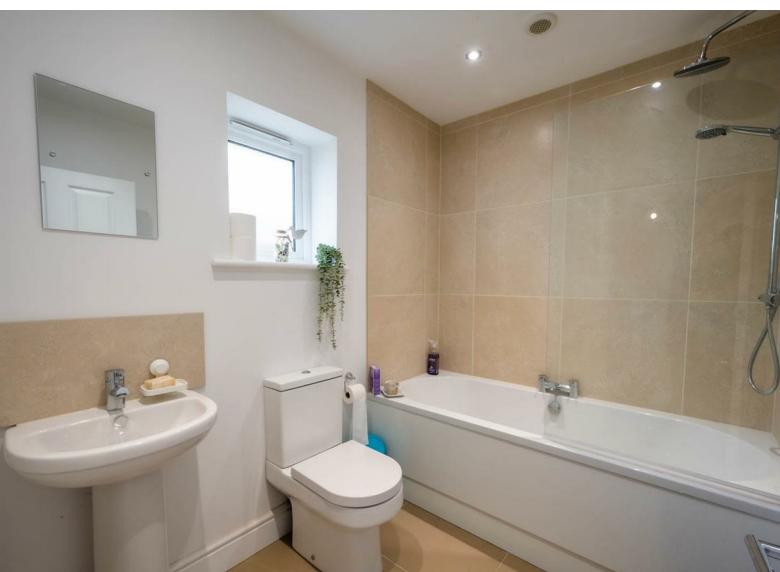
The property is available to rent for a period of 6 months plus on a renewable Assured Shorthold Tenancy and is available Immediately. RENT: £1,000 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,025 per month. DEPOSIT: £1,153 returnable at the 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. A Pet (terms apply)/Children Considered. Viewing strictly through the Agents.

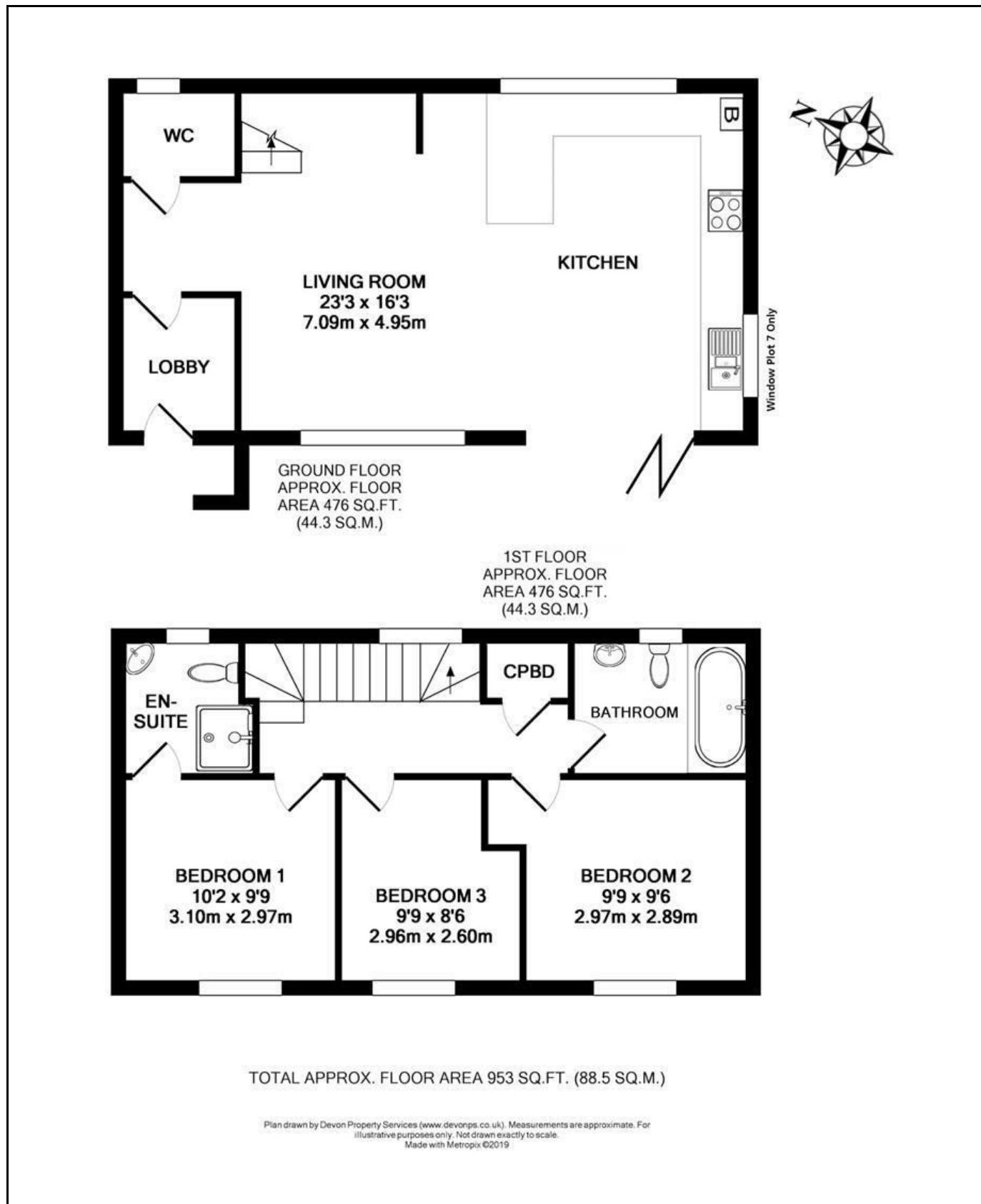
## HOLDING DEPOSIT AND TENANT FEES

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.





Bank House, 66 High Street, Honiton, Devon, EX14 1PS  
01404 42553  
rentals.honiton@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93	
(81-91)	B	82	
(69-80)	C		
(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	