



STAGS

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 • Small Study Area • Kitchen/Breakfast Room • Double Bedroom • Large Bathroom • Available Immediately • 12 Months Plus • 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 Leesons and the barbershop.

LETTINGS

The property is available to rent for a period of 12 months plus on a renewable assured shorthold tenancy, unfurnished and is available immediately. RENT: £675 per calendar month 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. Usual references required. No

Smokers/Pets/Children. Viewing strictly through the agents, Stags 01404 42553.

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.



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
01404 42553
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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		