



Flat 4, 14 Queen Street, Honiton, Devon EX14 1HB

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A modern first floor apartment in a convenient position close to town centre and railway station.

Exeter 17 miles; Cullompton 11 miles

• Large Open Plan Living Area and Kitchen • 2 Bedrooms • Bathroom • Available Mid April on Unfurnished Basis • Sorry No Pets / Children • Suit Professional(s) • Long Let • Deposit: £807 • Council Tax Band: B • Tenant Fees Apply

£700 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Communal entrance hallway with stairs rising to the first floor landing, with apartment 4 directly at the top.

## HALLWAY

L-shaped hallway, with radiator, plumbing for automatic washing machine, and coat hooks.

## OPEN PLAN LIVING AREA & KITCHEN

### SITTING ROOM

13'7" x 14'9"

Large room with radiator, television aerial and telephone point, double glazed patio door with Juliette balcony and fitted carpet.

### KITCHEN / BREAKFAST ROOM

10'7" x 10'2"

Fitted kitchen comprising wood effect wall, base and drawer units with roll edged work surface, inset stainless steel sink unit with mixer tap, stainless steel electric oven and halogen hob with extractor over, space for fridge freezer, radiator, and linoleum flooring.

## BATHROOM

Good sized room comprising bath with mixer taps and shower attachment up & over, with folding shower screen, low level WC, wash hand basin and radiator.

## BEDROOM ONE

10'7" x 11'10"

Double bedroom with radiator and fitted carpet.

## BEDROOM TWO

10'8" x 8'10" (down to 5'8")

Small double, with radiator and cupboard housing the gas boiler running the domestic hot water and full central heating, fitted carpet.

## OUTSIDE

At the rear of the apartments there is a communal courtyard with washing lines and communal storage shed for bikes etc.

## SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 22 Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps

Ofcom predicted mobile coverage for voice and data - EE, 3, O2, Vodafone (Likely)

Local Authority - Council Tax Band B

## SITUATION

The apartments are situated within a couple of minutes walk of the centre of Honiton which has a full range of local amenities including a hospital, schools and a wide range of shops. There is direct access to the A30 dual carriageway with the regional centre of Exeter 15 miles to the west and the market town of Cullompton 10 miles to the northwest. Junction 29 of the M5 motorway is 12 miles to the west and there is a mainline railway station in Honiton which provides a service to Exeter St Davids and London Waterloo. Exeter International Airport is 11 miles to the west.

## DIRECTIONS

From the High Street proceed into New Street, next to Lloyds TSB Bank. After a short walk, Queen Street is the first turning

on the left with Number 14, being found on the left after a short distance.

## LETTING

The property is available to let on a long let on an Assured Shorthold Tenancy, unfurnished and is available from Mid April. RENT: £700 per calendar month, exclusive of all charges. DEPOSIT: £807 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 are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Pets/Children. Would Suit Professional(s). 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.

## RENTERS' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our 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), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf)

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*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) A			
(81-91) B		82	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	



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