



6 Heritage Court, Silver Street, Honiton, Devon EX14 1SU

Well appointed, spacious, contemporary first floor apartment to let in the heart of Honiton.

Exeter 20 miles; Cullompton 11 miles;

• Sitting / Dining Room • Fitted Kitchen • Two Double Bedrooms • Bathroom • Would Suit Professional(s) • Tucked away central location • Available Early April • Tenant Fees Apply

£675 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Hardwood door from outside with intercom leading to;

HALLWAY

With security alarm, stairs rising to first floor and fitted carpet.

SITTING/DINING ROOM

Dual aspect room with radiators, television point, telephone point, video security phone and fitted carpet.

KITCHEN AREA

Contemporary design kitchen comprising of fitted wall, base and drawer units, work surface with inset 1½ stainless steel sink. Stainless steel appliances to include: electric double oven, gas hob, extractor, fridge freezer, automatic washing machine/dryer.

INNER HALLWAY

With large airing cupboard housing the gas boiler (running domestic hot water,) full central heating, radiator, fitted carpet.

BEDROOM ONE

Double with television point, telephone point, radiator and fitted carpet.

BEDROOM TWO

Double with radiator and fitted carpet.

BATHROOM

White suite comprising of bath with shower, shower screen, low level WC, pedestal wash hand basin, extractor fan and radiator.

SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band: B

OUTSIDE

The property forms part of a new style development with communal courtyard area. There is no allocated parking or garden, however there is a large public car park in Silver Street for which annual permits are available from East Devon District Council.

SITUATION

The property is situated within easy walking distance of Honiton town centre, all main shops and services and mainline railway link. The Cathedral city of Exeter and Junction 30 of the M5 is approximately 15 minutes drive to the west via the A30.

DIRECTIONS

From Stags High Street offices walk straight across the High Street turning right just by the museum and proceed into Silver Street. The entrance to Heritage

Court will be seen opposite. Proceed into Heritage Court with the property being found on the left hand side.

LETTING

The property is available to rent for a period of 12 months plus on renewable assured shorthold tenancy, unfurnished and is available from Early April. 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/ Considered. Would Suit Professional(s). Viewing strictly through the agents, Stags 01404 42553.

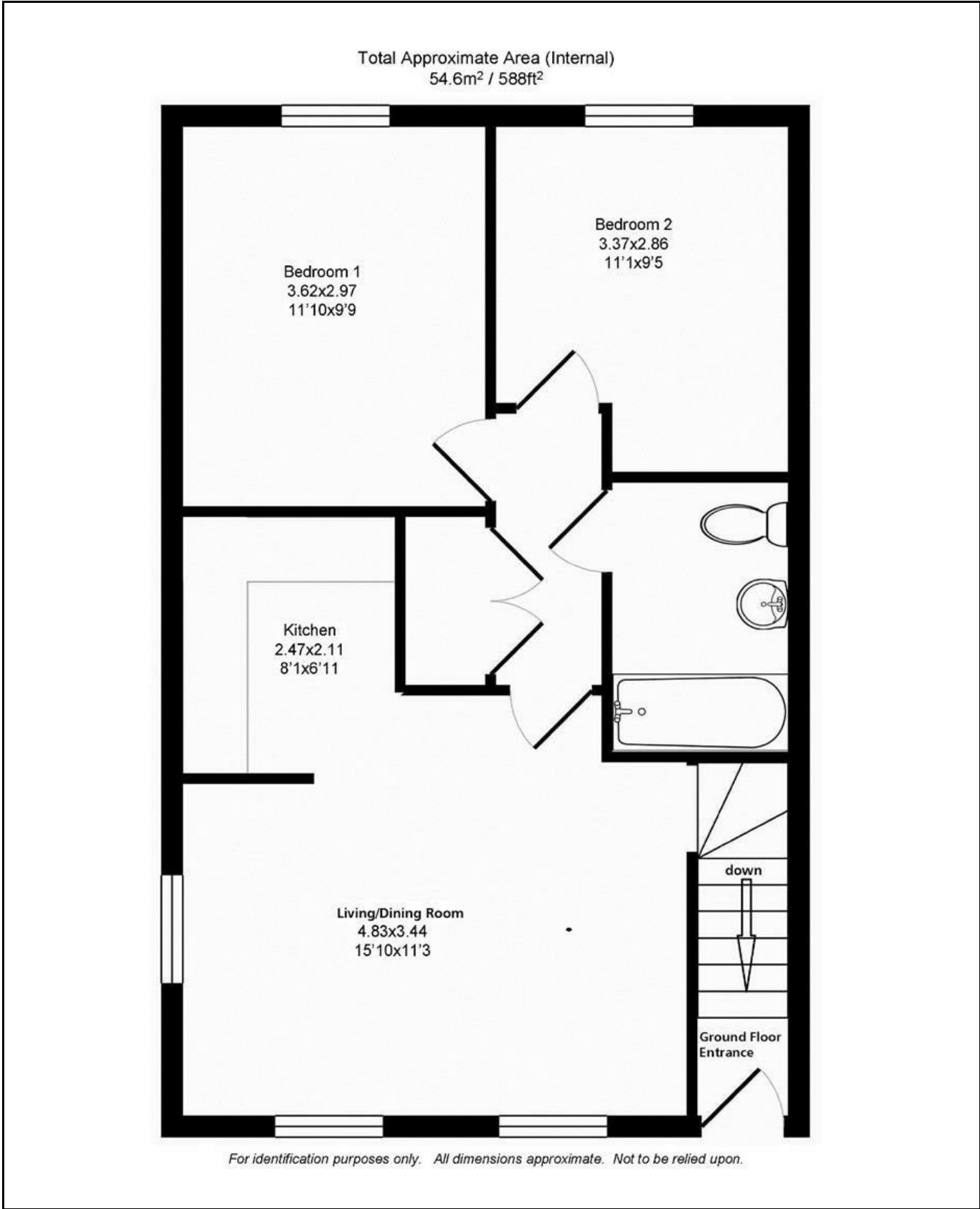
HOLDING DEPOSIT AND TENANT FEES

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.







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@StagsProperty @StagsLettings



PROTECTED

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92 plus) A		
81-91) B		
69-80) C		
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	85

EU Directive 2002/91/EC