



STAGS

Flat 3 Southlands House, King Street, Honiton, Devon
EX14 1AG

Well presented first floor apartment close to
Honiton town centre with parking.

Exeter 20 miles; Cullompton 11 miles;

• Communal Hallway • Open Plan Living/Kitchen • Double Bedroom • Shower
Room • Suit Professional Person • Available Immediately • 6 month
plus • Deposit: £605 • Council Tax Band: A • Tenant Fees Apply

£525 Per Calendar Month

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

ACCOMMODATION INCLUDES

Glazed door from front into COMMUNAL HALLWAY with stairs rising to first floor landing. Solid door to

HALL

With fitted carpet, electric fuse box and doors to

OPEN PLAN LIVING AREA

KITCHEN AREA: Comprising of wall, base and drawer units, worksurface with inset stainless steel sink unit, electric oven, hob, space with plumbing for washing machine and laminate flooring.

LIVING AREA: With fitted carpet, night storage heater, television and telephone points.

BEDROOM

Double with night storage heater, television point and fitted carpet.

SHOWER ROOM

Comprising shower, low level w.c, wash hand basin and linoleum flooring.

OUTSIDE

There is parking for one vehicle to the rear of Southlands House. There is no outside space.

SERVICES

Mains electric, water and drainage. Council Tax Band: A

SITUATION

Flat 3 Southlands House is situated in a secluded but convenient position close to and within walking distance of Honiton High Street. Honiton provides a full range of facilities, shops and services with the Cathedral City of Exeter within 20 minutes drive to the west.

DIRECTIONS

From Stags High Street Offices turn left into New Street, taking the first turning right into King Street. Proceed along the road and down the hill and just before HiQ Garage Southlands House can be found on the right handside.

LETTINGS

The property is available to rent for a period of 6 months plus on renewable Assured Shorthold tenancy, unfurnished and is available Immediately. RENT: £525 per calendar month exclusive of all charges. DEPOSIT: £605 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/Pet/Children. Would Suit Professional Person. 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.

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



@StagsProperty



@StagsLettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		