



5 Meadows Crescent, Honiton, Devon EX14 2UZ

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A well appointed unfurnished 2 bedroom first floor apartment in sought after location.

Exeter 20 miles; Cullompton 11 miles

• Spacious Sitting / Dining Room • Kitchen • Bathroom • Garage / Communal Gardens • Would Suit Professional(s) • Available Mid April • Long Let • Deposit: £923 • Council Tax Band: B • Tenant Fees Apply

**£800 Per Calendar Month**

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

## ACCOMMODATION INCLUDES

From outside, glazed door leads to the communal hallway with stair well to first floor. Front door leading to;

### HALLWAY **4'6" x 3'4"**

With coat hooks, electric meters, fitted carpet and door to;

### INNER HALLWAY

With night storage heater, fitted carpet and doors to;

### SITTING / DINING ROOM

**20'10" (to 10'10") x 18'6" (to 10'9")**

Good sized 'L' shaped room with double windows overlooking front of property, night storage heaters, television and telephone point, fitted carpet.

Door to;

### KITCHEN

Comprising wall, base and drawer units, worksurface with inset stainless steel sink unit, space for electric cooker, space for under counter fridge and freezer, space with plumbing for washing machine, extractor fan and fitted carpet.

### BEDROOM ONE **13'4" x 10'11"**

Double with built-in wardrobes, night storage heater and fitted carpet.

### BEDROOM TWO **12'4" x 6'11"**

Single with panel wall heater, airing cupboard with electric immersion and slated shelving, fitted carpet.

### BATHROOM

White suite comprising bath with electric shower over, folding shower screen, low level WC, wash hand basin, panel wall heater and tiled flooring.

### OUTSIDE

The property has no allocated garden area, but has access to communal seating areas and drying area. There is a single garage in nearby block with up and over door for the tenants use.

### SITUATION

The property is situated within easy walking distance of Honiton town centre, providing good range of shops and services, mainline railway link and A30/A303. The cathedral city of Exeter is approximately 15 minutes drive to the west with further extensive range of facilities and M5 junction.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric Night Storage Heaters

Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone

Local Authority: Council Tax Band B

### DIRECTIONS

From Stags High Street offices, turn left into New Street and after approximately 200 yards turn right into King Street. Proceed along this road turning left into Streamers Meadow. After a short distance the turning into Meadows Crescent will be found on the right hand side.

## LETTING

The property is available to rent on an initial 6 months renewable Assured Shorthold Tenancy on a long let, unfurnished and is available from mid April. RENT: £800 per calendar month exclusive of all charges. DEPOSIT: £923 returnable at the end of the 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. Would suite 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

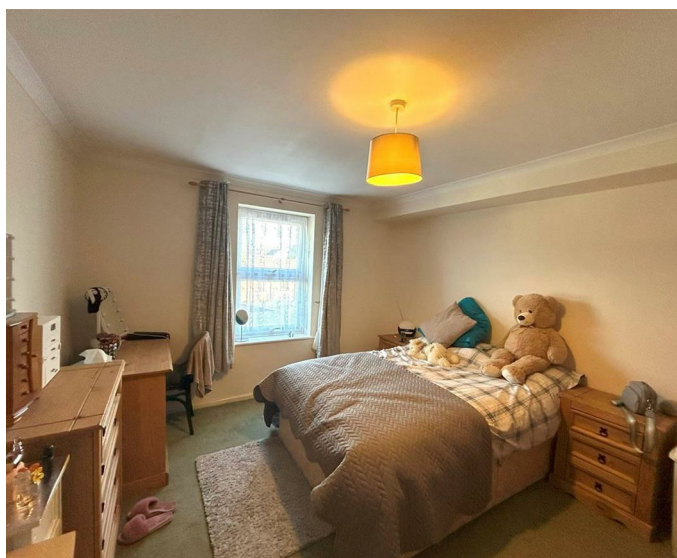
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

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)





*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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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