



25 Laurel Road, Honiton, Devon EX14 2XN

Detached two bedroom unfurnished bungalow in sought after location on outskirts of Honiton.

Honiton Town Centre 1.3 miles; Exeter 17 miles;

• Sitting / Dining Room • Kitchen • Bathroom • Garage / Parking / Paved Rear Garden • ONE Small Pet (terms apply) / Child Considered • Available Immediately • 12 months plus • Deposit: £1,211 • Council Tax Band: D • Tenant Fees Apply

£1,050 Per Calendar Month

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

ACCOMMODATION INCLUDES

Glazed door from front leads to;

ENTRANCE PORCH

With fitted carpet and coat hooks, door to

SITTING / DINING ROOM

21'6" (to 17'8") x 12'9" (to 8'10")

Spacious room with television/telephone points, radiator and fitted carpet.

Door into integral garage.

INNER HALLWAY

Opening up from sitting room with fitted carpet, hatch to loft and doors to;

KITCHEN

Range of white fronted wall, base and drawer units, worksurface with inset stainless steel sink, electric oven, electric hob with extractor hood, space for washing machine, **free standing fridge freezer**, radiator and tiled floor. Glazed door to side.

Please note that the landlord will take no liability for maintaining, repair or replacement should this cease to work

BEDROOM ONE

10'0" x 9'3"

Double with double wardrobes, radiator and fitted carpet.

BEDROOM TWO

10'9" x 7'1"

Small double with fitted wardrobe, radiator and fitted carpet.

BATHROOM

White suite comprising bath with shower over, shower curtain, pedestal wash hand basin, low level WC, mirror front cabinet, radiator, tiled floor.

Door to airing cupboard with electric immersion and shelving.

OUTSIDE

To the front of the property there is parking for a couple of vehicles.

Garage with up and over door, power and light (4.74 x 2.64) and car port.

The front garden is laid to lawn with shrubs.

Pedestrian gate provides access around to the side and rear of the property. The easy to maintain spacious paved garden benefits from garden shed and mature shrubs.

SERVICES

Electric - Mains connected

Gas - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 8

Mbps, Upload 0.9 Mbps. 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 D

SITUATION

The bungalow is situated in a quiet cul-de-sac on a popular residential estate on the edge of Honiton. The property is a short distance from Honiton Town Centre providing an extensive range of facilities, main line railway link to Exeter and London Waterloo, plus you are only a few minutes from the A30/A303. The property is a short walk to Tesco.

DIRECTIONS

From Honiton High Street proceed in a westerly direction proceeding out of Town and at the first roundabout turn left towards Sidmouth. Proceed along Sidmouth Road, straight across at the mini roundabout and at the Tesco's roundabout turn right into the Heathfield Estate. Proceed along this road taking the second left turning into Laurel Road. Follow the road down and around and the property can be found on the left hand side.

LETTING

The property is available to rent for a period of 12 months on renewable Assured Shorthold Tenancies, long term basis, unfurnished and is available Immediately. RENT: £1,050 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,075pcm. DEPOSIT: £1,211 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. ONE Small Pet (terms apply)/Child Considered. 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.





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
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@StagsProperty



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	86
B (81-91)	71
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	