



STAGS

56d Kings Arms Cottages, High Street, Honiton, Devon
EX14 1PQ

A well presented three storey cottage with flexible accommodation available on a long let.

Exeter 20 miles; Cullompton 11 miles;

• Town Centre Location • Open Plan Kitchen/Living Area • Cloakroom/Utility • Two Double Bedrooms • Bathroom • Suit Professional(s) • 12 months plus • Deposit: £778 • Council Tax Band: B • Tenant Fees Apply

£675 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door to

HALLWAY

Wooden floor with stairs rising, cupboard housing electric trip switches and door to

OPEN PLAN KITCHEN/LIVING ROOM 15'2" x 10'4"

A lovely open plan room with living/dining area and fitted kitchen to one end. Wooden flooring, beams, radiator, modern gas fire, cupboard housing gas meter, telephone television points.

Kitchen Area: A range of modern cream wall, base and drawer units with roll edged work surface and inset composite sink unit with mixer tap, stainless steel electric oven, gas hob, stainless steel cooker hood over and tiled splashbacks.

Door to;

CLOAKROOM

Comprising white low level W.C, pedestal wash basin, extractor, cupboard housing gas boiler and cupboard with plumbing for washing machine.

FIRST FLOOR LANDING

Stairs rising to landing area with fitted shelves, radiator, fitted carpet and stairs to second floor. Doors to;

BATHROOM

Fitted with a modern white suite comprising bath with shower over, shower screen, low level WC with concealed cistern, pedestal wash basin with mixer tap, mirror, storage cupboards, splashback, radiator and tiled floor.

SITTING ROOM / BEDROOM 9'10" x 8'0"

Double bedroom or separate sitting room with radiator, television/telephone points and fitted carpet.

SECOND FLOOR LANDING

Stairs rising with large cupboard and fitted carpet. Door to;

BEDROOM / SITTING ROOM 15'8" x 10'6"

A good sized double room with built-in cupboards, radiator and fitted carpet.

The current tenant is using this as a sitting room.

OUTSIDE

The property does not have any outside space or parking.

Please note that a permit can be purchased from the local council for any of the local car parks.

SERVICES

Mains gas, electricity, water and drainage. Council Tax Band B.

SITUATION

The property is situated within the centre of Honiton and is close to all main shops and services. The mainline railway station on the Exeter to London Waterloo line is also a few minutes walk and the A30/A303 are accessible from Honiton.

DIRECTIONS

From Stags office in the High Street, turn right and proceed up the road past the Post Office. After a short distance, just past Retail Therapy, turn right under the archway and the cottage will be found a short distance along the right.

LETTING

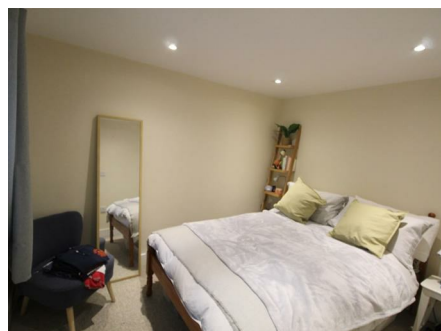
The property is available to let on a 12 month Renewable Assured Shorthold Tenancy, unfurnished and is available from the end of June. RENT: £675 per calendar month exclusive of all charges. DEPOSIT £778 returnable at end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service Usual references required. No Smokers/Pets. 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.



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		
(92 plus) A		90
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		