



The Flat Meriden House, Nags Head Road, Gittisham,  
Devon EX14 3AW

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A lovely unfurnished one bed flat in rural location  
with easy access to A303.

Honiton 2 Miles; Exeter 15 Miles

• Open Plan Kitchen / Living Area • Shower Room • Parking / Private Balcony • Available Immediately • Suit Professional Person • NO Pets / Children / Smokers • 6 / 12 Months Plus • Deposit: £807 • Council Tax Band: • Tenant Fees Apply

£700 Per Calendar Month

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



## ACCOMMODATION INCLUDES

Wooden stairs lead to balcony and glazed door into;

## OPEN PLAN KITCHEN / LIVING AREA 12'5" x 11'7"

Triple aspect with television point, electric heaters and laminate floor throughout.

The kitchen comprises white fronted wall, base and drawer units, worksurface, inset stainless steel sink unit, electric oven, electric hob with extractor hood, space for washing machine and under counter fridge with freezer.

Door into;

## INNER HALLWAY

With beam, electric heater and fitted carpet.

Doors to;

## SHOWER ROOM

White suite comprising shower cubicle, low level WC, vanity wash hand basin, heated towel rail, shelving and vinyl floor.

## BEDROOM 12'2" x 8'0"

Double with beam, electric heater and fitted carpet.

## OUTSIDE

Shared gravel driveway leads to a gravel parking area for one car.

Wooden stairs lead up to the property with private balcony over looking the landlords garden and adjoining countryside.

## SERVICES

Electric - Mains connected, via sub meter. Payable directly to landlords for amount used.

Heating - Electric heating

A monthly contribution in the sum of £150 is payable directly to the landlords towards the council tax, water and private drainage.

Ofcom predicted broadband services - Standard:

Download 22 Mbps, Upload 1Mbps

Ofcom predicted mobile coverage for voice and data:

External - EE, Three, O2 and Vodafone.

## SITUATION

Conveniently situated only a few minutes from the market town of Honiton, the flat lies in the parish of Gittisham and is within walking distance of the Otter Inn, a popular riverside public house at Weston. Access onto the A30 dual carriageway is nearby making the M5 and Exeter some 15 minutes away by car. Honiton provides for most day to day needs with a Tesco supermarket, a twice weekly market, a variety of antique and book shops and a mainline station to Exeter/London Waterloo. Ottery St Mary is about 3 miles away and we understand that the property is in the catchment area for the Kings School. The coastal town of Sidmouth and the

fishing villages of Beer and Branscombe are within easy driving distance.

## DIRECTIONS

From Honiton High Street proceed in a south westerly direction towards Exeter and just before joining the A30 turn left into Heathpark Industrial Estate signposted to Weston. Turn right at the next two T-junctions. Proceed over the A30 dual carriageway, taking the first right onto the old A30 and proceed for about half a mile and the entrance to Meriden House can be found on the right handside.

What3words: ///skim.rucksack.fuzzy

## LETTING

The property is available to rent for a period of 6/12 months on a renewable Assured Shorthold Tenancy and is available immediately. RENT: £700 per calendar month exclusive of all charges DEPOSIT: £807 returnable at the 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/Children. Would Suit Professional. Viewing strictly through the Agents.

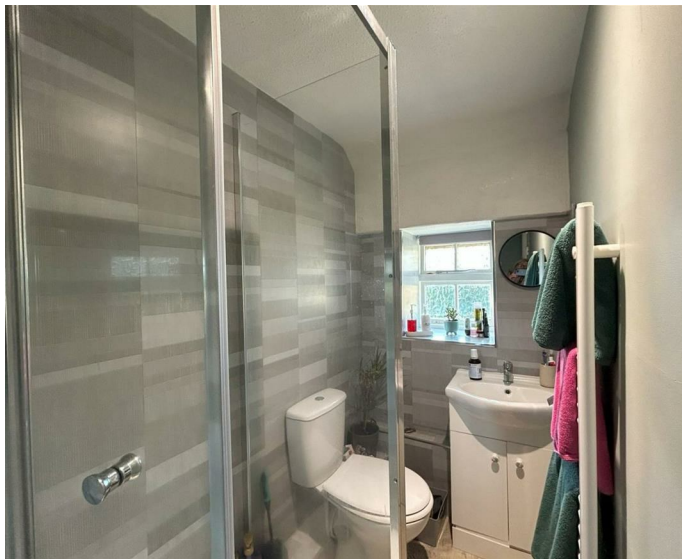
## HOLDING DEPOSIT AND TENANT FEES

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.

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*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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 42                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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