



STAGS

The Flat 100 High Street, Honiton, Devon EX14 1JW

Well presented spacious maisonette flat on Honiton High Street.

Town Centre Location - Exeter 17 miles

• Town Centre Location • Modern Kitchen • Sitting Room • Two Double Bedrooms • Spacious Bathroom • No Pets/Children • Available Immediately • Tenant Fees Apply

£650 Per Calendar Month

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

ACCOMMODATION INCLUDES

To include entrance door with stairs immediately rising to landing with coat hooks, storage cupboard and further stairs to second floor. Doors on first floor to;

KITCHEN

Modern kitchen comprising light grey laminate base and drawer units with wood block style laminate worktop, integrated fridge with freezer box, stainless steel sink unit, electric oven with 4 ring electric hob and extractor, radiator, door to boiler cupboard with washing machine, further built in cupboards and drawers, space for table and chairs and vinyl flooring.

LIVING ROOM

With bay window to front, electric fire, radiator and fitted carpet.

STAIRS & LANDING

Stairs rising with airing cupboard and fitted carpet. Doors to;

BEDROOM ONE

Double with window to front, radiator, built in cupboard and fitted carpet.

BEDROOM TWO

Large double with radiator and fitted carpet.

BATHROOM

Large room with white suite comprising 'P' shaped bath with shower over and shower screen, wash hand basin with vanity unit, W/C, electric heater, radiator and vinyl flooring.

SERVICES

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

SITUATION

The property is situated on the High Street of Honiton within easy walking distance of all main shops and services, mainline railway link direct to London Waterloo and Exeter City and A30/A303. Honiton boasts a vast range of facilities including a doctors surgery and local hospital, primary schools and a secondary school.

DIRECTIONS

From the Stags Honiton office, proceed down the High Street towards the main shops with Flat, 100 High Street being located on the left hand side above Complete Meats of Honiton.

LETTING

The property is available to rent for a period of 6/12 months plus on renewable Assured Shorthold Tenancy and is available Immediately. RENT: £650 per calendar month exclusive of all charges DEPOSIT: £750 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(s). Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES (Honiton)

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 (Honiton)

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		
81-91) B		
69-80) C		
55-68) D		
49-54) E		
39-48) F		
31-38) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		