



2 Hansford Court, King Street, Honiton, Devon EX14 1DU

A conveniently located, newly decorated two bedroom bungalow within courtyard development for the over 55's.

Honiton Train Station 0.5 miles Exeter 22 miles Sidmouth (Coast) 10 miles

- Sitting Room • Kitchen • Two Bedrooms • Bathroom • Courtyard
- Garden/Parking • NO Pets/Children/Smokers • Available Immediately • Tenant Fees Apply

£675 Per Calendar Month

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

ACCOMMODATION INCLUDES

Double glazed door from front leading into

HALLWAY

With radiator, smoke alarm, door to cupboard and newly fitted carpet.

KITCHEN

With range of beech fronted wall, base and drawer units, laminate worktop with tiled splashback, stainless steel sink unit, electric cooker and hob with extractor above, space for washing machine, tumble dryer and fridge/freezer, radiator, gas boiler running domestic hot water full central heating and newly fitted vinyl floor.

SITTING ROOM

With radiator, French doors opening onto front patio with newly fitted carpet.

BEDROOM ONE

Double with radiator, window overlooking rear patio and newly fitted carpet.

BATHROOM

White suite comprising bath with mixer shower head attachment, shower curtain, low level WC, pedestal wash hand basin, shaver point, extractor, radiator, towel rail and newly fitted vinyl floor.

BEDROOM TWO

Single with double doors opening to rear patio and newly fitted carpet.

OUTSIDE

The property is situated within a small courtyard setting and is one of a small development of properties surrounding a central communal garden. The property has an allocated parking space and its low maintenance patio gardens at the front and rear.

SERVICES

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

SITUATION

The property forms part of a small development of bungalows for the over 55's. Hansford Court is situated close to and within walking distance of Honiton High Street. Honiton provides a full range of facilities, shops and services with the Cathedral City of Exeter within 20 minutes drive to the west.

DIRECTIONS

From Stags office in the High Street proceed in a westerly direction towards Exeter. At the bottom of

the hill turn left into Mill Street and at the T-junction turn left into King Street and after a short distance, next to Brookvale Dental Surgery turn right into the turning for Hansford Court. Proceed through the archway and Number 2 can be seen after a short distance on the left hand side.

LETTING

The property is available to rent for a period of twelve months plus on renewable Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT £675 per calendar month exclusive of all charges. DEPOSIT £775 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held by the landlords in the Deposit Protection Service. Usual references required. No Smokers/Children/Pets. Strictly for the over 55s. 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.

2 Hansford Court, King Street, Honiton, Devon EX14 1DU



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
 01404 42553
rentals.honiton@stags.co.uk
staas.co.uk



@StagsProperty

@StagsLettings

These particulars are a guide only and should not be relied upon for any purpose.