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Residential Lettings



22 Rosemount Lane  
Honiton, EX14 1RJ

A surprisingly spacious semi-detached house, to let unfurnished on a 6 month renewable tenancy.

• Sitting Room • Dining Room • Kitchen • 3 Bedrooms • Bathroom • Garage/  
Parking/Garden • Available January 2018 • Tenant Fees Apply •

**£795 per calendar month**

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

Cornwall | Devon | Somerset | Dorset | London

## ACCOMMODATION INCLUDES

UPVC double glazed door into

## HALLWAY

With stairs rising, integral door into garage, doors leading into:

## SITTING ROOM

With wall mounted electric fire in surround, television point and radiator.

## DINING ROOM

With space for table and chairs, radiator.

## KITCHEN

Comprising white fronted wall, base and drawer units, laminated work surface with inset 1 1/2 stainless steel sink unit, electric oven, electric halogen hob with extractor, space and plumbing for washing machine, space for fridge freezer. UPVC double glazed door leading to garden.

## STAIRS AND LANDING

Carpeted stairs leading to landing with storage cupboard and doors into

## BEDROOM ONE

Double with radiator and television point.

## BEDROOM TWO

Double with radiator.

## BEDROOM THREE

Single with radiator.

## FAMILY BATHROOM

Comprising white bath suite, electric shower, low level w.c, wash hand basin, mirrored cabinet and radiator. Large AIRING CUPBOARD housing a new combi gas fired boiler (installed November 2017) with hanging rail and slated shelving.

## OUTSIDE

To the front is private parking for 1 vehicles and single garage with power and light, there is a small area of lawn and path to front door, that continues to gated access to the rear. To the rear is a enclosed garden laid to lawn with patio.

## SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band: C  
EPC Band: E (to be revised in 2018 due to a new gas fired boiler

being installed and electric fire in sitting room)

## SITUATION

The property is situated in a convenient position a short distance from Honiton town centre, and close to the A30 to Exeter and A375 to Sidmouth, with Tescos and Littleton Primary School only a short walk. The Market Town of Honiton is within walking distance and offers a mainline railway link, a good range of facilities, shops and services. The Cathedral City of Exeter is approximately 15 minutes drive with M5 junctions, airport as well as offering a further extensive range of shops and services.

## DIRECTIONS

From Honiton, proceed in a westerly direction and at the mini roundabout turn left signposted Sidmouth. Take the first left at the next mini roundabout in to Rosemount Lane, and the property can be found on the left hand side after approx 200 yards.

## LETTINGS

The property is available to rent for a period of 6 months plus on renewable Assured Shorthold Tenancy, unfurnished and is available in January 2018. RENT: £795 per calendar month exclusive of all charges. DEPOSIT: £1,000 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 DSS/Smoking. A Small Pet/Children Considered. Viewing strictly through the Agent.

## TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		



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