



STAGS

1 Powells Way, Dunkeswell, Honiton, Devon,
EX14 4XL

A well presented semi detached house situated in a
small cul-de-sac with parking and garden.

Honiton 5 miles Wellington 7 miles

- Sitting Room with Woodburner • Dining Room • Fitted Kitchen with Appliances • Two Bath/Shower Rooms • Three Bedrooms • Available Immediately • Tenant Fees Apply •

£795 Per calendar month

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

ACCOMMODATION INCLUDES

Part UPVC door with covered canopy leads to

HALLWAY

With coat hooks, panel heater, stairs rising, under stairs cupboard, tiled entrance area and fitted carpet to the remainder.

SITTING ROOM

Wood burner with slate hearth, panel heater, television and telephone points, fitted carpet and arch through to

DINING ROOM

With patio doors to garden, panel heater, fitted carpet and glazed doors to

KITCHEN

Comprising of wall, base and drawer units, wood worksurface with inset 1½ stainless steel sink unit, integrated dishwasher, washing machine, tumble dryer and fridge freezer, double electric oven, electric hob with extractor over and tiled floor.

SHOWER ROOM

White suite comprising corner shower cubicle with electric shower, low level WC, pedestal wash hand basin, mirror, heated ladder style towel rail and tiled floor.

STAIRS AND LANDING

Stairs rising to landing with small over the stairs storage cupboard, loft hatch, fitted carpet and doors to

BEDROOM ONE

Good sized double with fitted mirror fronted wardrobes, dressing table, television point, panel heater and fitted carpet.

BEDROOM TWO

Double with panel heater and laminate floor.

BATHROOM

White suite comprising corner jacuzzi bath with shower over low level WC, wash hand basin, large mirror, extractor fan, Velux window and vinyl floor

BEDROOM THREE

Single with Velux window, hanging rail and storage over the stairs, television point and laminate floor.

This room is currently being used as a dressing room.

OUTSIDE

To the front of the property is off road parking and easy to maintain flint area.

To the rear of the property is an enclosed garden which is laid to lawn with paved patio, pathway and decked seating area. UPVC door leads to the storage area with power and light; this used to form part of the garage.

SERVICES

Mains electric, water and drainage. Council Tax Band: B
EPC Band: TBC

SITUATION

The property is situated on the popular Highfield Estate with local shops and services with the market town of Honiton a short distance drive to the South providing a good range of shops and services, mainline railway link and A30/A303.

DIRECTIONS

From Honiton proceed towards Dunkeswell up Windgate Hill towards Dunkeswell Village. Before entering the Village turn right into the Highfield Estate. Proceed along the main road and after a short distance take the third turning on the right into Powells Way. The property can be found on the left.

LETTING

The property is available to rent for a period of six months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £795 per calendar month exclusive of all charges. DEPOSIT: £925 returnable at the end of the tenancy subject to any deductions. Usual references required. No DSS/smokers. A Pet/Children Considered. Viewing strictly through the Agents.

TENANTS 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 £180 (£150 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.



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



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