



Apartment 8, Globe Court, Dowell Street,  
Honiton, Devon, EX14 1DL

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**A modern split level apartment in the town centre to let unfurnished on a 6/12 month plus tenancy.**

Exeter 20 miles Cullompton 11 miles

• Lounge/Kitchen • Shower Room • Mezzanine Double Bedroom • No DSS/Smokers • Would Suit Professional(s) • Available Early August • Tenant Fees Apply •

**£425 Per calendar month**

EPC Band: B

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

## ACCOMMODATION TO INCLUDE

Door into sitting room/kitchen.

## SITTING ROOM/KITCHEN

Open plan living area and kitchen with fitted laminated wooden flooring throughout, radiators, television and telephone point. The kitchen area comprises of a range of beech fronted base and wall units, laminated worksurface, stainless steel sink unit with mixer tap, electric cooker, hob and extractor, space for automatic washing machine and fridge.

## SHOWER ROOM

With corner walk-in shower cubicle, low level W.C., wash hand basin, shaver light and socket, heated towel rail, extractor and vinyl floor.

## STAIRS RISING

Fitted carpet to stairs from sitting room rising to

## MEZZAINE BEDROOM

Double bedroom, with radiator, Velux window and laminated flooring.

## OUTSIDE

There is NO allocated outside space or parking with the property.

## SERVICES

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

A

EPC Band: B

## SITUATION

The property is situated in the centre of Honiton close to many shops and amenities. The town offers a wide range of facilities and services and mainline railway station (London Waterloo line). The A30 dual carriageway gives easy access to the Cathedral City of Exeter which is approximately 20 minutes drive. A number of East Devon coastal towns and villages including Sidmouth, Seaton, Beer & Branscombe are all within easy reach by car.

## DIRECTIONS

From Stags High Street offices proceed down the High Street in an easterly direction. At the traffic lights turn right into Dowell Street and the entrance to Globe Court can be found immediately on the left hand side. Apartment 8 is the first property on the right hand side as you look at the stairs.

## LETTING

The property is available for a period of 6/12 months plus on a Assured Shorthold Tenancy, unfurnished and is available from early August. RENT: £425 per calendar month exclusive of all charges. DEPOSIT: £490 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. No Smokers/Children/Pets. Viewings 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.

## 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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