

STAGS

112C High Street, Honiton, Devon EX14 1JP

A well presented ground floor apartment in secluded location off the High Street.

Railway Station 0.5 miles; Exeter 20 miles; Cullompton 11 miles;

• Modern Apartment • Open Plan Living / Kitchen • Two Bedrooms • Shower Room • Available Mid September • Long Let • Not suitable for Pets/Children • Deposit: £917.00 • Council Tax Band: A • Tenant Fees Apply

£795 Per Calendar Month

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

ACCOMMODATION INCLUDES
Front door leads into;

HALLWAY
With boiler cupboard, radiator and fitted carpet.
Doors into;

OPEN PLAN KITCHEN / LIVING AREA 19'5" x 9'1"
Dual aspect room with television/telephone points, radiator and carpet to the living area.
Kitchen comprises of white fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric oven and hob with extractor over, space for washing machine and fridge freezer, vinyl floor.

BEDROOM ONE 10'11" x 7'10"
Double with radiator and fitted carpet

BEDROOM TWO 11'10" x 5'7"
Single with radiator, Velux window and fitted carpet.

SHOWER ROOM
White suit comprising walk in shower, low level WC, wash hand basin in vanity cupboard, mirror cabinet, extractor fan and heated towel rail.

OUTSIDE
There is no parking with the property, but on street parking is available (restrictions do apply). Car parking permits can be purchased from EDDC for the local car parks.

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

SITUATION
The property is situated in a secluded location just off of the high street and within easy walking distance of all main shops and services, main line railway link and easy access to A30/A303. The Cathedral City of Exeter is approximately 18 miles to the west with M5 junction and extensive range of shops and services.

DIRECTION
From Stags office proceed down the High Street in the Exeter direction, with William Hill and Bits & Bobs being found on the left hand side, proceed through the alley way between the two shops and the property can be found on the right hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available mid September RENT: £795pcm exclusive of all charges. DEPOSIT: £917 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). References required, viewings strictly through the agents. Landlord requested no pets due to the suitability of the property.

HOLDING DEPOSIT AND TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
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.

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.

RENTERS' RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS
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