

STAGS

2 Golesworthy Meadow, Clapper Lane, Honiton, Devon EX14 1FA

Brand new 3 storey, 3 bedroom townhouse located within walking distance to Honiton Town Centre.

Honiton Town Centre Location Exeter 17 Miles Taunton 19 Miles

• Selection of 5 Townhouses Available to Rent • Open plan kitchen / dining / living room • Bedrooms 1 and 2 each have an ensuite • Allotment can be allocated upon Request • PLEASE NOTE - pictures are from the Show Home • Deposit £1500 • Council Tax TBC (As new build) • Available Immediately • Long Term • Tenant Fees May Apply

£1,300 Per Calendar Month

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

ACCOMODATION INCLUDES
Front door leading into entrance hallway with tiled flooring, ceiling lights, electric sockets, access hatch and stairs leading to the 1st floor.

CLOAKROOM
Consists of floor tiles and tiled walls, WC and corner handbasin.

LIVING / DINING ROOM 19'6" x 11'9"
Tiled flooring, floor to ceiling windows and sliding door, wall mounted lights, thermostat controls, light switches, electric sockets

KITCHEN 10'11" x 10'0"
Archway leads through to the modern fitted kitchen. Kitchen has fitted units, worktop, 1 1/2 sink with draining area, electric hob and extractor, integrated microwave, integrated cooker, fridge freezer, dishwasher and washing machine.

BEDROOM 3 (First floor) 15'1" x 10'11"
Double size, wood floors, large window to rear, thermostat, dimmer light switch, plug sockets

BEDROOM 2 (First Floor) 14'9" x 12'9"
Double, wood floors, window to rear, dimmer switch, plug sockets

EN SUITE
Tiled flooring, wall tiles, shower, WC, basin and shaver point

FAMILY BATHROOM (First Floor)
Tiled flooring, wall tiles, bath, over bath shower, WC and basin.

MASTER BEDROOM (Top Floor) 14'9" x 12'9"
Double, wood flooring, 3 'velux' style windows, double cupboard, ceiling and wall lights, power sockets

EN SUITE
Tiled floor, wall tiles, shower, basin, WC

OUTSIDE
Paved area immediately in front of the property and small area laid to grass. Fence surrounds, steps leading up top the parking area.
1 allocated parking space.
Allotment can be allocated upon request.

SERVICES
Mains electric, water and drainage
Underfloor heating to each floor
Solar PV panels
Provision for EV charging
Broadband estimated speed upto 1800Mbps.
Mobile coverage from EE, Three, O2 and Vodaphone likely

SITUATION
Set within an exclusive development of 10. This is a three bedroom, three storey townhouse located near Honiton Town Centre.

Honiton is a lively, historic market town in East Devon located along the River Otter and positioned on the edge of the Blackdown Hills. The town offers excellent local amenities including supermarkets, shops, cafes, restaurants and leisure facilities. The town also provides a range of well regarded schools serving both primary and secondary education.

Honiton is exceptionally well connected, with direct rail links to Exeter and London Waterloo, alongside convenient access to the A30, providing excellent transport connections across Devon and beyond. Exeter Airport is also situated less than 20 minutes away, offering a range of domestic and international flights.

DIRECTIONS
This development can be found on Clapper Lane, off Honiton High Street.

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available September. RENT: £1300 pcm exclusive of all charges. DEPOSIT: £1500 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.
Pets may be considered at this property subject to a vetting application.

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.

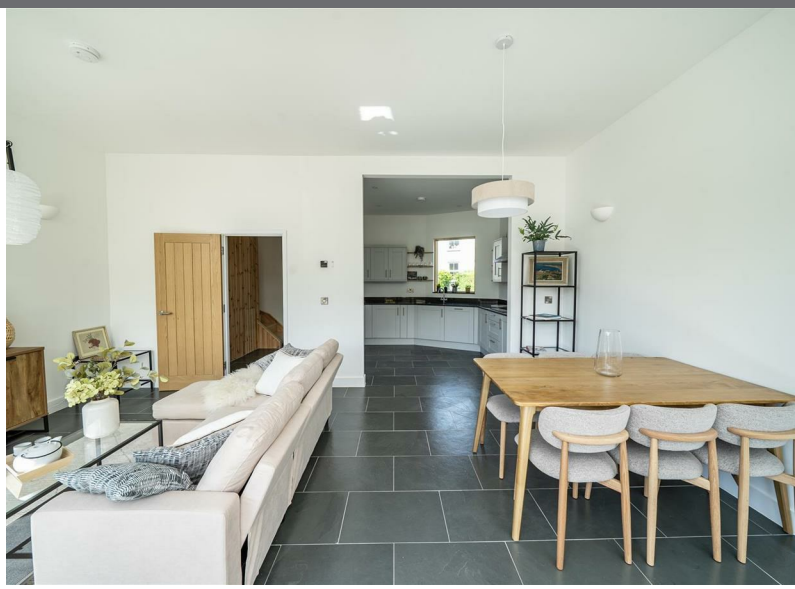
TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT (Honiton)
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.











Floor plan: Plots 8, 9 and 10

Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft

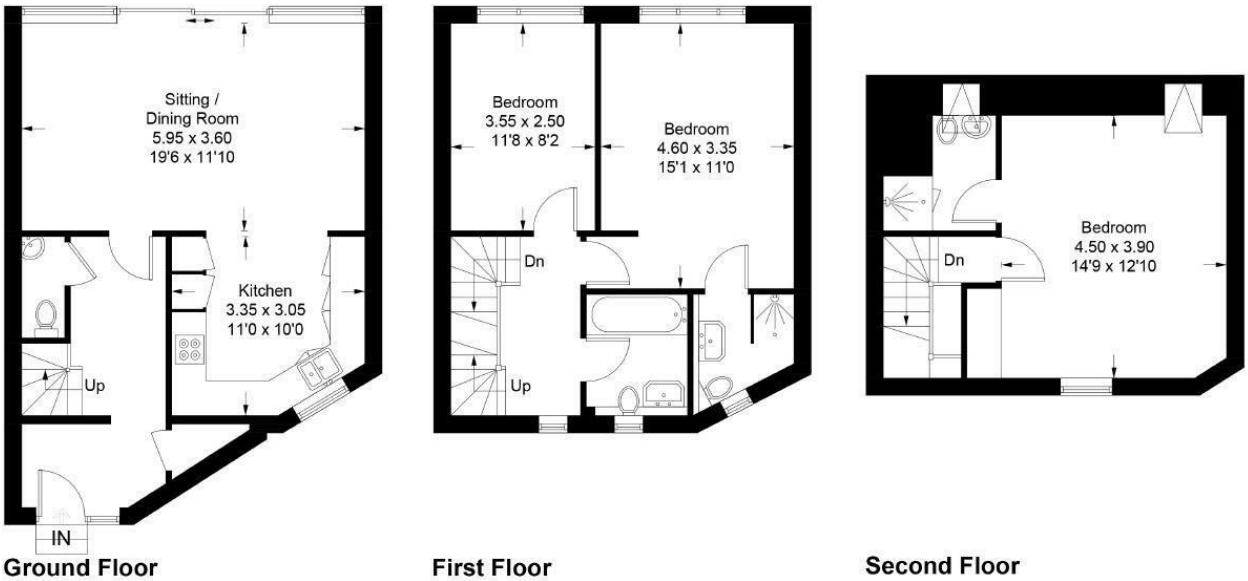


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307137)

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

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

@StagsProperty

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