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Residential Lettings



## Apartment 3, Globe Court Dowell Street, Honiton, EX14 1DL

A modern two bedroom apartment in Honiton town centre, available to let on a 6 month plus tenancy.

• Open Plan Living/Kitchen • Shower Room • Two Bedrooms • No Pets/  
Children • No DSS/Smokers • Available Early September • Tenant Fees Apply •

**£485 per calendar month**

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

Cornwall | Devon | Somerset | Dorset | London

## ACCOMMODATION TO INCLUDE

Door into entrance hall with radiator and storage cupboard housing the Alpha Gas boiler running the domestic hot water and full central heating.

## SHOWER ROOM

With double walk-in shower cubicle with electric shower over, wash hand basin, low level W.C, heated towel rail, mirror and shaver light and socket.

## LOUNGE/KITCHEN/DINER

With a range of beech fronted base and wall units, black marble effect worksurface, stainless steel sink unit, free standing electric cooker, grill and hob, extractor fan over, space for automatic washing machine and fitted linoleum flooring to kitchen area.

Light brown fitted carpet to lounge/dining area with radiator, television aerial and telephone socket.

## BEDROOM ONE

Double with radiator and television aerial.

## BEDROOM TWO

Single with radiator and television aerial.

## 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 a 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 3 can be found on the first floor.

## LETTINGS

The property is available on a renewable six month Assured Shorthold Tenancy, unfurnished and is available Early September. RENT: £485 per calendar month exclusive of all charges. DEPOSIT: £625 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 DSS/ Smokers/Children/ Pets. Viewings strictly through the Agents.

## 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 £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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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