



44 Chestnut Way, Honiton, Devon EX14 2XE

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A well presented end terrace house in a sought after location on the edge of the town.

Exeter 17 miles Cullompton 11 miles

- Open Plan Sitting/Kitchen Area
- Two Bedrooms
- Modern Bathroom
- Garden/Parking
- A Pet Considered
- Council Tax Band B
- Available Mid July
- Deposit £951
- Tenant Fees Apply

£825 Per Calendar Month

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

## ACCOMMODATION

Please see floorplan. The house amounts to 515 sqft of accommodation.

Part glazed UPVC door with covered porch leading to

## HALL

Radiator, telephone point, laminate floor and door to

## LIVING/KITCHEN AREA

Large open plan LIVING AREA with bay window, television point, radiator, fitted carpet and stairs to first floor. At one end there is the KITCHEN AREA with fitted modern wall, base and drawer units with worksurfaces. Inset stainless steel sink unit with tiled splash backs, electric oven, hob with extractor, integrated fridge freezer and space and plumbing for washing machine.laminate floor.

## LANDING

Stairs to landing with fitted carpet, loft hatch and doors to

## BEDROOM ONE

Double with built in cupboard, radiator, television point and fitted carpet.

## BEDROOM TWO

Single with radiator and fitted carpet.

## BATHROOM

Modern white suite of bath with shower and shower screen, low level W.C, wash hand basin in vanity unit, heated towel rail and fitted vinyl floor.

## OUTSIDE

The small garden is to the front of the property and is enclosed by a low picket fence and gate. The garden is laid to lawn with pathway and steps to the front door. There is a small storage area under the bay window. The property has one allocated parking space with further on street parking nearby.

## SERVICES

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

EPC Band: C

Broadband - ofcom

Standard 8 Mbps 0.9 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps

## SITUATION

The property is situated in a quiet cul-de-sac on a popular residential estate a short distance from Honiton town centre. Honiton provides an extensive range of facilities, mainline railway link on the Waterloo line plus access to the A30/A303. The property is a short walking distance to Tesco.

## DIRECTIONS

From Honiton High Street proceed in a westerly direction proceeding out of town and at the first roundabout turn left towards Sidmouth. Proceed along Sidmouth Road, straight across at the mini roundabout and at the Tesco roundabout turn right into the Heathfield Estate. Proceed along this road turning right into Chestnut Way, follow this road around and the property will be found at the end of Chestnut Way straight in front of you.

## ESTATE AGENTS ACT 1979

We are obliged to inform you that the landlord of this property is related to a Partner of Stags.

## 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](https://stags.co.uk).

## LETTINGS

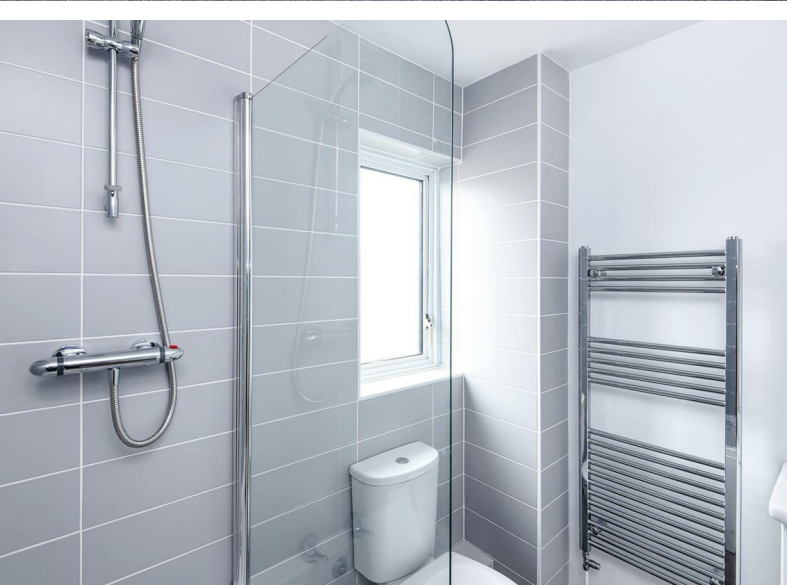
The property is available to let on a assured periodic tenancy and is available Mid July. RENT: £825pcm exclusive of all charges. DEPOSIT: £951 returnable at end of tenancy subject to any deductions. References required viewings strictly through the agents.

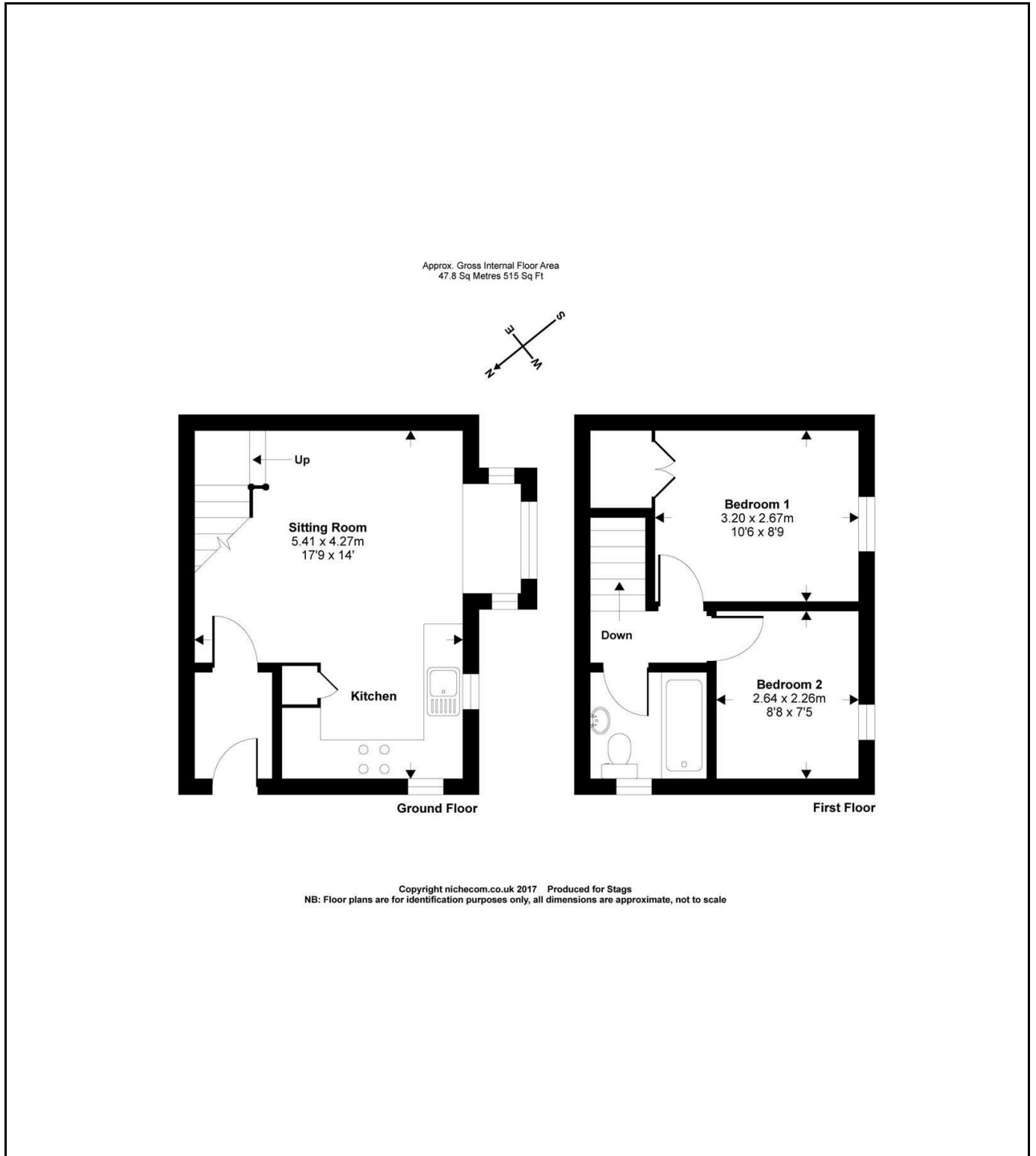
## HOLDING DEPOSIT AND TENANT FEES

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.





*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.*



Bank House, 66 High Street, Honiton, Devon, EX14 1PS  
01404 42553  
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) <b>A</b>		91
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	