



The Flat 100 High Street, Honiton, Devon EX14 1JW

Well presented 2 double bedroom spacious maisonette flat on Honiton High Street.

Town Centre Location; Exeter 17 miles;

• Modern Kitchen • Sitting Room • Spacious Bathroom • Unfurnished • Available Mid August • Deposit: £980 • Council Tax Band: A • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION INCLUDES

Entrance door with stairs immediately rising to landing with coat hooks, storage cupboard and further stairs to second floor. Doors on first floor to;

KITCHEN / BREAKFAST ROOM

15'1" x 9'6" (11'5")

Modern kitchen comprising light grey laminate base and drawer units with wood block style laminate worktop, integrated fridge with freezer box, stainless steel sink unit, electric oven with 4 ring electric hob and extractor, radiator, door to boiler cupboard, further built in cupboards and drawers, space for table and chairs and vinyl flooring.

LIVING ROOM

13'7" (12'9") x 14'0"

With bay window to front, wall mounted electric fire, radiator and fitted carpet.

STAIRS & LANDING

Stairs rising with airing cupboard and fitted carpet. Doors to;

BEDROOM ONE

14'4" x 8'9"

Double with bay window to front, radiator, built in cupboard and fitted carpet.

BEDROOM TWO

16'6" x 9'8" (8'9")

Large double with radiator, telephone point, and fitted carpet.

BATHROOM

Large room with white suite comprising 'P' shaped bath with shower over and shower screen, wash hand basin with vanity unit, low level WC, electric heater, radiator and vinyl flooring.

SERVICES

Electric - Mains connected

Gas: Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas central heating & electric fire

Ofcom predicted broadband services - Standard:

Download 17 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data:

OUTSIDE - Likely; EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band A

SITUATION

The property is situated on the High Street of Honiton within easy walking distance of all main shops and services, mainline railway link direct to London Waterloo and Exeter City and A30/A303. Honiton boasts a vast range of facilities including a doctors surgery and local hospital, primary schools and a secondary school.

DIRECTIONS

From the Stags Honiton office, proceed down the High

Street towards the main shops with Flat 100, High Street being located on the left hand side above Complete Meats of Honiton.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available mid August RENT: £850pcm exclusive of all charges. DEPOSIT: £980 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](https://www.stags.co.uk).

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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