

STAGS

8 Steel Close, Honiton, Devon EX14 1UY

A mid terraced house situated in a convenient location close to Honiton town.

Honiton High Street 0.5 Miles; Exeter (M5) 15 Miles;

• Sitting / Dining Room • Kitchen • Two Double Bedrooms • Bathroom • Parking / Garden • A Child Considered • Available End of November • Deposit: £836 • Council Tax Band: B • Tenant Fees Apply

£825 Per Calendar Month

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

ACCOMMODATION INCLUDES
Part glazed UPVC front door into

ENTRANCE PORCH
With fitted carpet.
Door into

SITTING / DINING ROOM 17'1" x 11'1"
Spacious room with stairs rising, television point, radiator and fitted carpet.

KITCHEN
Comprising range of beech fronted wall, base and drawer units, laminate worksurface with inset stainless steel sink unit, electric cooker with 4 ring gas hob, extractor hood, space for washing machine and fridge freezer, radiator and newly fitted vinyl floor.
Part glazed UPVC door to rear garden.

STAIRS AND LANDING
Stairs rising to landing with fitted carpet and doors to;

BEDROOM ONE 11'10" x 8'6"
Double with cupboard housing gas fired boiler, radiator and fitted carpet.

BATHROOM
Coloured suite comprising bath with electric shower over, low level WC, pedestal wash hand basin, mirror fronted cabinet, heated towel rail and wood floor.

BEDROOM TWO 11'10" x 8'5"
Double with radiator and fitted carpet.

OUTSIDE
To the front of the property is a small gravel easy to maintain front garden area, with pathway and step to front door.
To the rear of the property is an enclosed courtyard garden.
There is allocated parking for one vehicle.

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

SITUATION
The property is situated close to Honiton town centre within easy walking distance of all main shops and services, mainline railway link, A30/A303 and the cathedral city of Exeter approximately 15 minutes drive to the west.

DIRECTIONS
From the Stags offices proceed up the high street to the mini roundabout bearing right on the A35 to Axminster. Follow the road over the trainline and take the first left into Hale Lane, take the next left into Shipley Road. Take the first left into Steel Close and the property can be found at the end.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is end November. RENT: £825pcm exclusive of all charges. DEPOSIT: £951returnable 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.

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.

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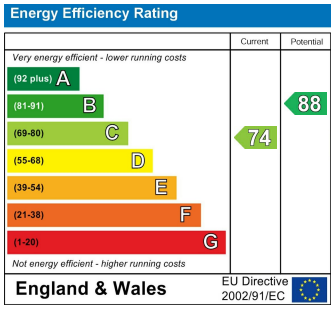








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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