

STAGS

Garage Flat, 120 High Street, Honiton, Devon EX14 1JP

An extremely spacious apartment situated within Honiton town centre.

Honiton Train Station 0.2 miles; Exeter 22 miles; Sidmouth (Coast) 10 miles;

• Three Reception Rooms • Kitchen • Shower Room & Cloakroom • Three Bedrooms • Suit Professional(s) • Not suitable for Pets • Long Let • Available Immediately • Tenant Fees Apply

£825 Per Calendar Month

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

ACCOMODATION TO INCLUDE
Door from High Street leading to entrance hallway with stairs rising to

FIRST FLOOR HALLWAY
With coat hooks, storage cupboard, electric heaters, fitted carpet and doors to

KITCHEN
With range of cream front wall, base and drawer units, wooden effect worksurface with inset stainless steel sink unit, stainless steel extractor fan with space for electric cooker, space for fridge/freezer and vinyl floor.

CLOAKROOM
With low level WC, wash hand basin, airing cupboard, automatic washing machine and vinyl floor.

SHOWER ROOM
Comprising of walk in shower cubicle, wash hand basin, shaver light with socket, heated towel rail and vinyl floor.

DINING ROOM
With space for table and chairs, electric heater and fitted carpet

SITTING ROOM
With television point, electric heater and fitted carpet.

STUDY
With storage cupboard, electric heater and fitted carpet.

INNER HALL AND STAIRS
With storage cupboard, stairs rising to second floor landing with fitted carpet and doors to

BEDROOM ONE
Single with storage alcove, storage cupboard, electric heater, velux window, door to walk in wardrobe with further with fitted carpet throughout and door into

BEDROOM TWO
Good sized double with electric heater, Velux window and fitted carpet.

BEDROOM THREE
Single with beams, electric heater and fitted carpet.

OUTSIDE
There is No allocated outside space with the property.

SERVICES
Mains water, drainage and electric. Council Tax Band A.

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 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 and number 120 will be found on the left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available early November. RENT: £825pcm exclusive of all charges. DEPOSIT: £951 returnable at end of tenancy subject to any deductions (all deposits for 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. 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. 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.

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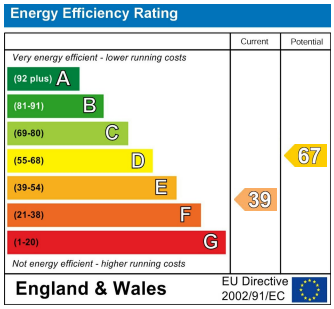
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



arla | propertymark PROTECTED

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