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Residential Lettings



11 York Close  
Feniton, Honiton, EX14 3DJ

A well presented and surprisingly spacious mid terraced house in the sought after village of Feniton.

• Sitting/Dining Room • Kitchen/Conservatory • 2 Double Bedrooms • Study/  
Dressing Room • Garden/Garage/Parking • A Child Considered • Available  
January 2018 • Tenant Fees Apply •

**£725 per calendar month**

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

Cornwall | Devon | Somerset | Dorset | London

## ACCOMMODATION INCLUDES

UPVC front door leads to

## ENTRANCE PORCH

With coat hooks, space for shoe rack and laminated floor.  
Glazed door into

## SITTING/DINING ROOM

Good sized light and airy room with television and telephone points, stairs rising, under stairs cupboard, radiators and fitted carpet.  
Door to

## KITCHEN

Comprising beech fronted wall, base and drawer units, worksurface with inset 1½ stainless steel sink unit, space with plumbing for dishwasher and washing machine, space for fridge freezer. Gas fired range cooker with chrome splash back and extractor. Vinyl floor throughout and opens out to

## CONSERVATORY

Currently being used as a dining room, with space for table and chairs, radiator, vinyl floor and patio doors to the garden.

## STAIRS AND LANDING

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

## STUDY / DRESSING ROOM

The room is currently being used as an office, with space for desk and chair, wall mounted gas fired boiler running the domestic hot water and central heating, built in cupboard with hanging rail, radiator and fitted carpet.

## BEDROOM ONE

Double with radiator and fitted carpets.

## BEDROOM TWO

Double with radiator and fitted carpets.

## BATHROOM

White suite comprising bath with shower over, shower screen, low level w.c, pedestal wash hand basin, heated towel rail, extractor fan and fitted carpet.

## OUTSIDE

The property is set within a walkway position, with an open plan front garden which is laid to lawn.  
To the rear is an enclosed garden comprising of lawn and gravel seating area. A door provides rear access into the garage. The garage has power, light and an up and over door, with a parking space in front.

## SERVICES

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

## SITUATION

The property is situated in the heart of the popular village of Feniton with a range of local shops, services, primary school and mainline railway link. The Cathedral City of Exeter is approximately 15 minutes drive to the west with M5 junction and the market town of Honiton a short distance to the east providing extensive range of shops and services and further mainline railway link.

## DIRECTIONS

From Feniton old village, proceed into the new village passing the school on your right and taking the third turning on your left into York Crescent. Follow the road and at the fork in the road bear right and follow the road around and York Close is the walkway that runs parallel to the road. Number 11 York Close can be found on the left hand side.

## ESTATE AGENTS ACT 1979

We are obliged to inform you that one of the landlords of this property is an employee of Stags.

## LETTINGS

The property is available to rent for a period of 6 months plus on an assured shorthold tenancy, unfurnished and is available in January. RENT: £750 per calendar month exclusive of all charges. DEPOSIT: £850 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. Usual references required. No DSS/Smokers/Pet. A Child Considered. Viewing 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 £168 (£140 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			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		64	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		60	77
EU Directive 2002/91/EC			



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