



33 Haydons Park, Honiton, Devon EX14 2TA

A beautifully presented semi detached bungalow in
sough after cul-de-sac location.

Exeter 20 miles; Cullompton 11 miles

• Fitted Kitchen with Appliances • Sitting Room • Dining Room • Two
Bedrooms • Modern Bathroom • Parking/Garage/Garden • Available Early
May • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Part glazed UPVC door to

HALLWAY

With airing cupboard and storage cupboard, radiator, telephone point, loft hatch to fully boarded loft and fitted carpet.

SITTING ROOM 14'1" x 10'7"

Spacious room with wall mounted electric fire, radiator, television point and fitted carpet.

KITCHEN

Comprising modern fitted wall, base and drawer units with worksurface inset 1½ stainless steel sink unit, integrated fridge freezer, slimline dishwasher and washing machine, induction hob with extractor over, microwave oven and oven, radiator and tiled floor.

BATHROOM

White suite comprising bath with shower over, shower screen, pedestal wash hand basin, mirror, low level WC, radiator, extractor and fully tiled.

DINING ROOM 8'7" x 6'11"

Double doors to dining room with patio doors to garden, television point, radiator and fitted carpet.

BEDROOM ONE

10'11" x 8'5"

Double with radiator and fitted carpet.

BEDROOM TWO

10'11" x 7'0"

Small double or good single with radiator and fitted carpet.

OUTSIDE

The property is approached via a drive with parking for a couple of vehicles and garage. Steps lead to the covered front with small area of lawn to either side. To the rear the garden is fully enclosed with patio area, steps to a raised lawn with further steps to a decked seating area. GARAGE with up and over door, power/light and work bench and UPVC door to the rear garden.

SERVICES

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

SITUATION

The property is situated on a popular residential estate close to the centre of Honiton and within walking distance of the train station. Honiton provides a good range of facilities with A30/A303 and the Cathedral City of Exeter approximately 20 minutes drive to the west.



DIRECTIONS

From Stags High Street offices proceed into New Street. On passing the Railway Station on the right hand side turn immediately right into Marlpit Lane. Proceed along this road and after passing Honiton Surgery on your left, take the next left into Haydons Park. Follow the road straight up bearing left as the road bends to the right. Take the next right and No. 33 can be found on your left handside.

AGENTS NOTES

The bungalow was completely refurbished in 2019 and has been completed to a very high standard with good kitchen and bathroom room fixtures and fittings. The flooring is a mixture of neutral coloured carpets and tiles.

LETTING

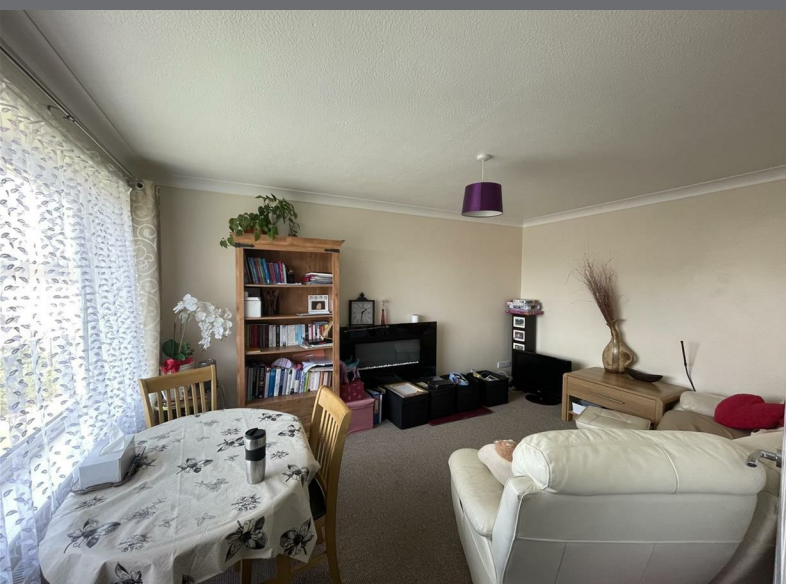
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available from Early May. RENT: £850 per calendar month exclusive of all charges. DEPOSIT: £980 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required. NO Smokers/Pets. A Child Considered. Viewings strictly through the agents.

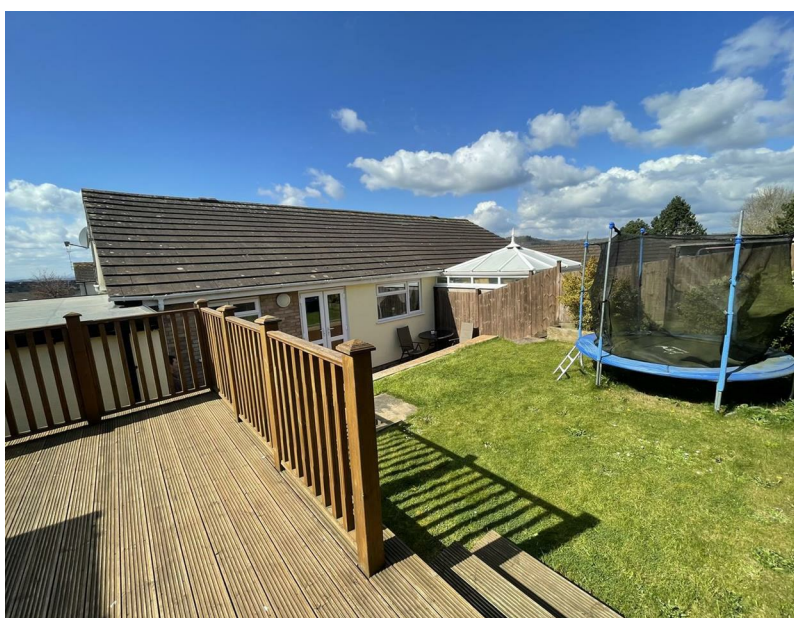
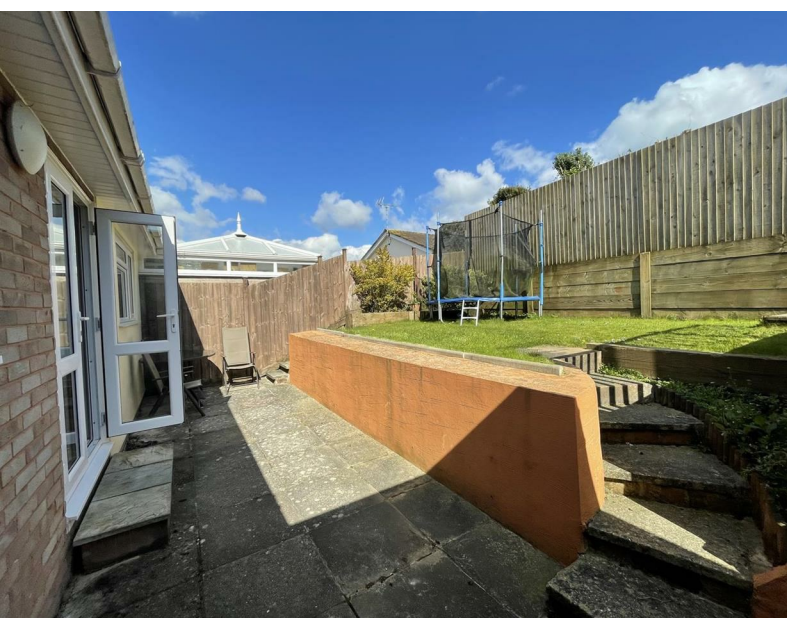
HOLDING DEPOSIT AND TENANT FEES

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.





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Energy Efficiency Rating	
Energy efficient - lower running costs	
A (92 plus)	87
B (81-91)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (27-38)	
G (1-26)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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