



15 York Road, Seaton, Devon EX12 2SA

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Unique end terrace cottage situated in sought after coastal town, a short walk from the beach.

Sea Front 0.5 miles; Honiton 11 miles; Sidmouth 9 miles; Lyme Regis 7.5 miles

• Open Plan Living / Kitchen • Modern Shower Room • One Bedroom • Suit Professional(s) • A Pet Considered (terms apply) • Available Immediately • 12 Months Plus • Deposit: £807 • Council Tax Band: A • Tenant Fees Apply

£700 Per Calendar Month

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

## ACCOMMODATION INCLUDES

Part glazed door from the front leads into;

## OPEN PLAN LIVING / KITCHEN 73'5" x 30'6"

Lovely open plan living / dining / kitchen area with wood effect laminate flooring throughout.

To the living area there is a fitted corner unit, further unit housing a surround sound system, stairs rising with space and plumbing for washing machine.

This leads through to a dining area with a breakfast bar with units above to one side, step down leads into;

Kitchen, which comprises of wall, base and drawer units, marble effect worksurface with inset sink unit, integrated fridge freezer, electric hob with extractor over and electric oven.

## SHOWER ROOM 19'4" x 13'5"

Fully tiled room comprising walk-in shower with overhead rainfall shower and separate handheld shower, concealed cistern WC, wall mounted wash hand basin, mirror fronted cabinet and extractor fan.

## STAIRS TO

Paddle stairs rise from the living room up into;

## BEDROOM 12'7" x 6'9"

Double with mirror fronted fitted wardrobes, loft hatch and laminate effect floor throughout.

## OUTSIDE

There is no outside space with the property.

There is also no allocated parking with the property, however parking permits can be obtained from EDDC for the nearby Orchard car park which is within easy reach.

## SERVICES

Electric - Mains connected

Gas - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Gas fired central heating with three zones of underfloor heating throughout.

Ofcom predicted broadband services - Standard:

Download 18 Mbps, Upload 1 Mbps. Superfast:

Download 66 Mbps, Upload 13 Mbps.

Ofcom predicted mobile coverage for voice and data:

External (Likely) EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band A

## SITUATION

The property is situated within the popular coastal resort of Seaton providing good range of shops and services and local facilities. The market towns of Honiton and Axminster are approximately 15 minutes drive with further range of facilities and mainline railway. The

cathedral city of Exeter is approximately 20 minutes drive to the west with M5 junction.

## DIRECTIONS

Proceed into Seaton along Seaton Down Road, as you get to the bottom of the hill and just before the T Junction, York Road can be found on the right hand side. No.15 is located on the left.

What3Words: ///paves.jelly.footballers

## LETTING

The property is available to let for period of 12 month plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £700 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £725pcm. DEPOSIT: £807 returnable at the end of the 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 Smokers/Children. A Pet Considered (terms apply). Suit professional(s). Viewing strictly through the Agents.

## HOLDING DEPOSIT AND TENANT FEES

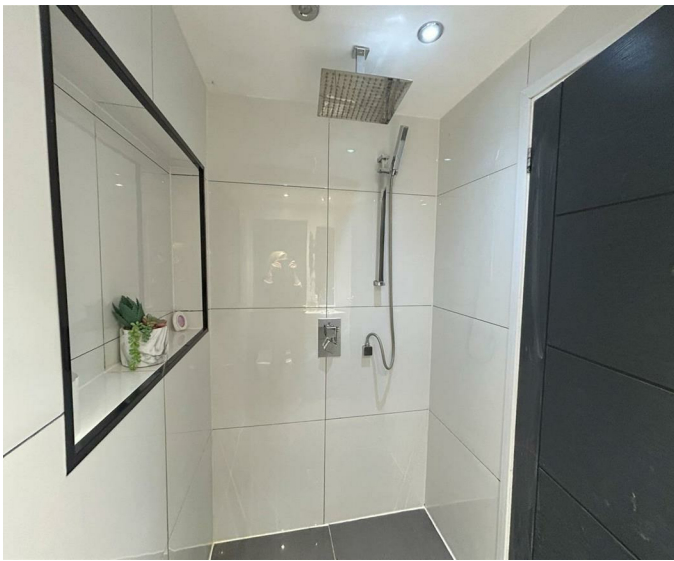
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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 RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk).



*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			97
(81-91) B			
(69-80) C		77	
(55-68) D			
(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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