



92 Howarth Close, Sidmouth, Devon EX10 9FA

A well presented unfurnished three storey townhouse situated on the edge of Sidmouth, with sea glimpses.

Exeter (M5) 10.5 miles; Honiton 8.5 miles

• Kitchen / Dining Room • Sitting Room • Three Double Bedrooms • Garden / Garage / Parking • Available Immediately • A Pet (terms apply) / Children Considered • 12 Months Plus • Deposit: £1,615 • Council Tax Band: D • Tenant Fees Apply

£1,400 Per Calendar Month

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

ACCOMMODATION INCLUDES

Part glazed front door into;

HALLWAY

With stairs rising, radiator, telephone point, tiled flooring and doors to;

OPEN PLAN KITCHEN / DINING ROOM 18'0" x 13'10"

Comprising range of white wall, base and drawer units, worksurface with inset 1½ stainless steel sink unit, electrolux oven with 4 ring gas hob with extractor over, cupboard housing the wall mounted gas fired boiler running the domestic hot water & central heating, space with plumbing for dishwasher and additional space for under counter fridge, space for table and chairs, radiator, deep under stairs cupboard, tiled flooring throughout and double patio doors opening out to the rear terraced garden.

UTILITY ROOM 9'0" x 6'9"

Range of fitted white base units, worksurface with inset stainless steel sink unit, larder storage cupboard with hanging rails, space with plumbing for washing machine, space for condensing tumble dryer and tiled flooring.

CLOAKROOM

Comprising low level W.C., corner wash hand basin in vanity unit, radiator, extractor fan and tiled floor.

STAIRS AND LANDING

Stairs rising to landing with fitted carpet, door to storage cupboard and doors to;

SITTING ROOM 14'1" x 11'2"

Dual aspect with patio doors opening on to the balcony with far reaching views and sea glimpses, television and telephone points, radiator and fitted carpets.

BEDROOM ONE 14'0" x 9'0"

Dual aspect double with radiator, television and telephone points, fitted carpet and door to;

EN-SUITE

Comprising large shower cubicle, low level W.C., pedestal wash hand basin, shaver sockets, heated towel rail, extractor fan and vinyl floor.

STAIRS AND LANDING

Stairs rising to second landing with fitted carpet, loft hatch, airing cupboard housing the water tank and doors to;

BEDROOM TWO 14'0" x 9'4"

Dual aspect double with radiator and fitted carpet.

FAMILY BATHROOM

White suite comprising bath with shower, shower curtain, low level W.C., pedestal wash hand basin, shaver socket, heated towel rail, extractor and vinyl floor.

BEDROOM THREE

Dual aspect double with fitted wardrobes, radiators and fitted carpet.

OUTSIDE

The front of the property is accessed via pathway with gravel shrub beds, to the front and side of the property. The garden area to the rear is split over two levels. The area immediately adjacent to the kitchen area is decked with wire fencing. Steps lead down to further gravelled area of garden, with cleverly integrated storage cupboards under the decking. The steps lead to a private side gate providing access to the driveway with parking for a single vehicle and GARAGE (5.49m x 2.52m) with up and over door, power and light.

SERVICES

Electric - Mains connected

Gas- Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 0.7 Mbps. Superfast: Download 34 Mbps, Upload 6 Mbps.

Ofcom predicted mobile coverage for voice and data: External (Likely): EE,



Three, O2 and Vodafone.
Local Authority: Council Tax Band D

SITUATION

92 Howarth Close is situated on the outskirts of Sidmouth and close to Waitrose. Sidmouth town is noted for its long esplanade, beaches and public gardens, has a range of quality shops and amenities as well as recreational facilities including swimming pool, sailing club, cricket, tennis and croquet clubs and a popular golf course.

DIRECTIONS

From the A3052 Exeter to Lyme Regis Road come into Sidford and at the traffic lights continue straight over as if heading towards Newton Poppleford. Continue along the road and turn left into Stowford Rise as if heading to Waitrose. Turn left at the T-junction, follow the road to the end and Howarth Close can be found on the right hand side.

LETTINGS

The property is available to rent for a period of 12 months plus on renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £1,400 exclusive of all charges. Where the let permits a pet the rent will be increased to £1,425 per month. DEPOSIT: £1,615 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. A Pet (terms apply)/Children Considered. 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.

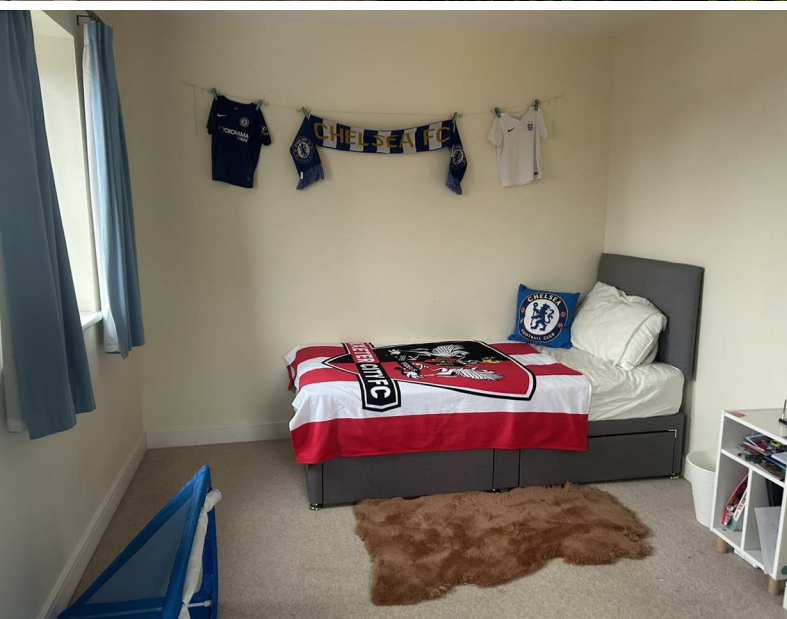
TENANT PROTECTION

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. Additional information is available on the official government website at 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.



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@StagsProperty



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | 83 | 84 |
| 69-80 | C | | |
| 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 | |