



Flat 3, 82 Fore Street, Seaton, Devon EX12 2AN

A well presented and spacious first floor apartment with allocated parking, available unfurnished.

Honiton 11 miles; Sidmouth 9 miles; Lyme Regis 7.5 miles

• Kitchen • Sitting / Dining Room • Three Bedrooms • Allocated Parking Space • Would Suit Professional(s) • Available Immediately • Long Term • Deposit: £894 • Council Tax Band: C • Tenant Fees Apply

£775 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Wooden glazed door leading to shared entrance with stairs rising to first floor and front door.

HALLWAY

With radiator, airing cupboard and fitted carpet.

BATHROOM

White suite comprising bath with electric shower over, shower screen, low level WC, pedestal wash hand basin, shaver light/socket, radiator, towel rail and vinyl floor.

KITCHEN

With a range of fitted wall, base and drawer units, laminate worksurface and tiled splashback and inset stainless steel sink unit, newly fitted electric oven, 4 ring gas hob and extractor hood. Space for fridge/freezer, plumbing for washing machine, radiator, wall mounted gas boiler running domestic hot water and full central heating and vinyl floor.

Door into;

SITTING / DINING ROOM 20'9" x 13'7" (11'5")

Spacious room with views over the cricket fields, radiators, telephone / television point and fitted carpet.

INNER HALLWAY

With coat hooks, radiator, stairs rising to second floor and fitted carpet.

BEDROOM ONE 17'0" x 10'0"

Good size double with dual aspect Velux windows, radiators and fitted carpet.

BEDROOM TWO 10'4" x 5'10"

Single with radiator, Velux window and fitted carpet.

OFFICE / BEDROOM THREE 7'6" x 7'1"

Ideal home office or small single with radiator, Velux window and fitted carpet.

OUTSIDE

There is allocated parking spaces to the side of the property.

SERVICES

Electric - Mains connected

Gas - Mains Connected

Water - Mains Connected

Drainage - Mains Connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download

17 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps,

Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data: External

- EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band C

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. At the T

Junction turn right into Harepath Road turning left into Manor Road. At the roundabout turn left and after a short distance 82 Fore Street will be found on the left hand side.

LETTING

The property is available to let on an Assured Shorthold Tenancy for 6 months plus, unfurnished and is available immediately. RENT: £775 exclusive of all charges. DEPOSIT: £894 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 Smokers/Pets/Children. 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.

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 (Honiton)

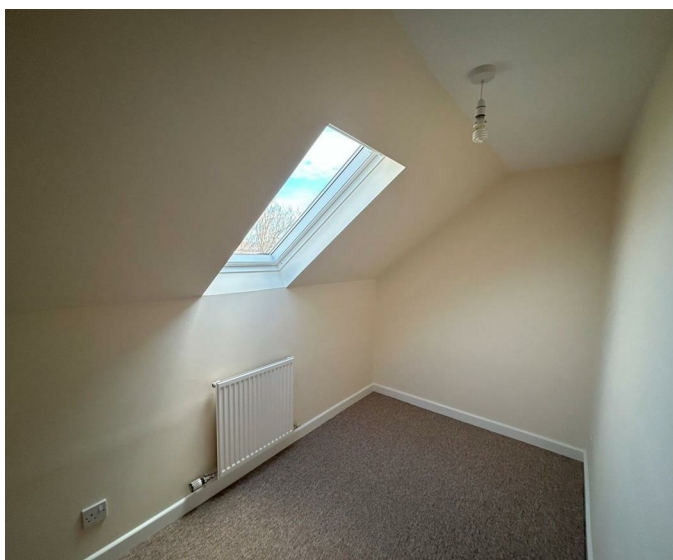
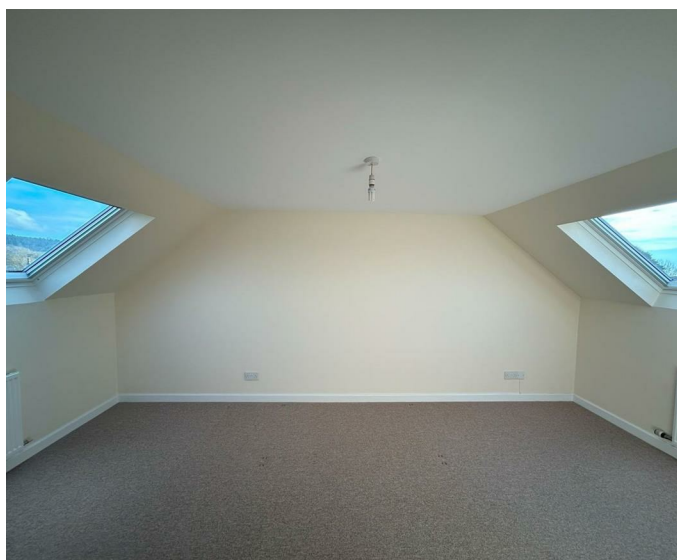
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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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