



102, High Street,
, Devon, EX10 8EF

Spacious maisonette apartment situated in the town, a short walk to the sea front.

- Two Reception Rooms • Two Double Bedrooms • Kitchen • Allocated Parking • Available Immediately • Suit Professional(s) • 12 Months Plus • Deposit: £980 • Council Tax Band: B • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION INCLUDES

Covered entrance from the High Street with solid front door into;

ENTRANCE AREA AND HALLWAY

With tiled floor and further part glazed door leading through to the hallway, with stairs rising and fitted carpet.

STAIRS AND LANDING

Stairs lead to the first floor landing with electric panel heater and fitted carpet.

Doors into;

KITCHEN 10'4" x 8'7"

Comprising range of beech fronted wall, base and drawer units, work surface with inset stainless steel sink unit, electric hob with extractor over, electric oven, space with plumbing for washing machine, fridge freezer space, feature fireplace, radiator, vinyl floor and part glazed door to the rear.

BATHROOM

White suite comprising bath with electric shower, shower curtain, low level WC, pedestal wash hand basin, shaver light, mirror, extractor fan and vinyl floor.

STAIRS TO LANDING

Stairs rising to second floor landing with fitted carpet and doors to;

DINING ROOM 13'4" x 10'4"

With feature fireplace, cupboard housing the gas fired boiler, radiator, electric panel heater, television aerial, telephone point and fitted carpet.

SITTING ROOM 16'5" x 12'2"

Spacious room over looking the high street, feature fireplace, television aerial point, radiator, electric panel heater and fitted carpet.

STAIRS AND LANDING

Stairs rising to third floor floor landing with fitted carpet and doors to;

BEDROOM ONE 16'5" x 12'3"

Large double over looking the high street with feature fireplace, pedestal wash hand basin, radiator, electric heater and fitted carpet.

BEDROOM TWO 13'4" x 10'5"

Double with feature fireplace, pedestal wash hand basin, radiator, electric heater and fitted carpet.

OUTSIDE

To the rear of the property there is an allocated parking space for one car.

An external staircase from the car parking provides rear access to the flat with a small seating balcony area.

SERVICES

Electric - Mains connected

Gas - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Gas central heating & electric panel heaters

Ofcom predicted broadband services - Standard: Download

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

Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band B

SITUATION

The apartment is situated in the heart of Sidmouth Centre and a short stroll to the sea front. Sidmouth itself is a vibrant coastal town, renowned for its beautiful esplanade, sandy beaches, and well-maintained public gardens. It boasts a variety of quality shops, amenities, and leisure facilities, including a swimming pool, sailing club, and clubs for cricket, tennis, and croquet. Golf enthusiasts will appreciate the highly regarded local course. For those needing excellent transport links, the cathedral city of Exeter is within easy reach by car or bus, offering an extensive range of shopping, cultural attractions, and essential services

DIRECTIONS

The property is situated towards the top of the High Street and is situated between Everys Solicitors and Fairstone.

What3Words: ///loser.path.skirt

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT £850 per calendar month exclusive of all charges. DEPOSIT £980 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Pets/Children. Would 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. Additional information is available on the official government website at www.gov.uk.

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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			
(55-68) D			
(39-54) E		53	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
 01404 42553
rentals.honiton@stags.co.uk
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