



2 Graystones Court High Street, Honiton, Devon EX14 1PE

A newly decorated Grade II Listed spacious first floor apartment in the heart of the town.

Sidmouth 9 miles; Exeter 15 miles

• Flexible Living Accommodation • Fitted Kitchen • Allocated Parking • Available Immediately on Unfurnished Basis • Suit Professional(s) • No Smokers / Pets / Children • Long Let • Deposit: £1,153 • Council Tax Band: B • Tenant Fees Apply

£1,000 Per Calendar Month

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

ACCOMMODATION INCLUDES

A communal staircase to the left of the property provides access to the apartments. Private front door leads to;

ENTRANCE AREA

4'5" x 4'2"

Solid front door with radiator, coat hooks and fitted matt carpet.

Door into;

HALLWAY

Spacious area with intercom, telephone point, radiator and newly fitted carpet.

Doors into;

SITTING ROOM

15'2" x 14'1" (13'3")

Large room with windows to the front, chimney breast with inset electric fire, television / telephone points, radiator and newly fitted carpet.

BEDROOM

11'4" x 10'11"

Double with radiator and newly fitted carpet.

BEDROOM

15'2" x 13'4" (11'9")

Large double with radiator and newly fitted carpet.

KITCHEN

Comprising cream fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, tiled splashback, electric hob with extractor over, electric oven, space for washing machine, radiator and laminate floor. Shelving / breakfast bar to chimney recess with storage cupboards to either side, one cupboard houses the gas fired boiler. Door to walk in pantry with fitted shelving and fitted vinyl throughout.

DINING ROOM / BEDROOM

9'10" x 8'3"

Ideal dining room or single bedroom with radiator and newly fitted carpet.

BATHROOM

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

STUDY / BEDROOM

9'5" x 8'0"

Ideal home office/study or single bedroom with radiator and newly fitted carpet.

OUTSIDE

Included is a courtyard to the front with allocated parking for 1 car via electronic access. To the side and to the rear are two smaller enclosed courtyards, one to the rear has a back gate to Silver Street.

SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 17 Mbps,

Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps

Mobile coverage available outside is likely with EE, O2, Three and

Vodafone (Ofcom)

Local Authority - Council Tax Band B

SITUATION

Graystones Court is a unique Grade II Listed building hidden 50 yards from the High Street in Honiton, a bustling town renowned for its lace, antiques and book shops as well as a number of day to day amenities.



Honiton is perfectly located between London and Cornwall, providing the perfect stop over location.

There is a main line rail link for direct trains to London Waterloo and Exeter. The A30 dual carriageway provides quick access to Exeter and Exeter regional airport. The Regency town of Sidmouth along with popular beaches of Branscombe, Seaton and Lyme Regis are within easy driving distance.

DIRECTIONS

From the Stags office, cross over the road and Graystones can be found to the right hand side of the church adjacent to the Honiton Lace Museum.

What3Words: ///sober.adults.always

LETTING

The property is available on a long let on an Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £1,000 per calendar month exclusive of all charges. DEPOSIT: £1,153 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. No Smokers/Pets/Children. Would Suit Professional(s). 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. 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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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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