



Westcott House 65 New Street, Honiton, Devon EX14
1BX

A well presented detached house with easy access
to Honiton Train Station and the town centre.

Exeter 20 miles Cullompton 11 miles

• Two Reception Rooms • Two Double Bedrooms • Study/Dressing Room • Parking /
Gardens • A Pet (terms apply) / Children Considered • Available Immediately on Unfurnished
Basis • Long Let • Deposit: £1,096 • Council Tax Band: E • Tenant Fees Apply

£950 Per Calendar Month

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

ACCOMMODATION INCLUDE

Part glazed front door from front leads to

ENTRANCE HALL

With glazed door into

HALLWAY

Laminate floor with step up to carpeted area with UPVC door to rear, radiator, stairs rising and under stairs cupboard.

Doors into

SITTING ROOM

21'0" x 10'4"

Spacious room with alcove shelving, radiators, television point and newly fitted carpet.

DINING ROOM

20'3" x 8'4"

Dual aspect with radiators, television / telephone points and fitted carpet.

KITCHEN

Comprising base and drawer units, worksurface with inset 1½ stainless steel sink unit, electric cooker with extractor over, space for fridge freezer and washing machine or dishwasher, gas fired boiler, radiator and tiled floor.

STAIRS TO LANDING

Stairs rising to landing with fitted carpet and radiator.

Door to

CLOAKROOM

Comprising low level WC, pedestal wash hand basin, radiator and fitted vinyl.

BATHROOM

White suite comprising bath with electric shower, shower curtain, pedestal wash hand basin, shaver light/socket, low level WC, door to airing cupboard, radiator and vinyl floor.

BEDROOM ONE

17'0" x 12'8" (11'3")

Good sized dual aspect double with television point, radiator, fitted carpet and door to bathroom.

BEDROOM TWO

11'7" x 9'10"

Double with alcove shelving, radiator and fitted carpet.

STUDY / DRESSING ROOM

8'3" x 6'9"

Ideal home office or dressing room with alcove shelving and fitted carpet.

OUTSIDE

Westcott House is situated with the same grounds as Clarepharm Pharmacy and benefits from allocated parking for two cars to the side of the house. Wood fencing with pedestrian gate separate the property from the parking area with steps down to the pathway to the front and side of the house.

To the rear of the property there is a garage with washing machine area, please note all meters are located in the garage and therefore the pharmacy has access to the garage. There is also a small area to lawn adjacent to the garage which the tenants have use of.

Please note that the garden areas may be used all weekend but only outside of office open hours during the week.

SERVICES

Electric - Mains connected

Gas: Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas fired heating

Ofcom predicted broadband services - Standard: Download 19 Mbps,

Upload 1Mbps. 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 E

SITUATION

The property is tucked away just off New Street close to the railway station and is a short walk to the high street in the heart of Honiton. The

town has various supermarkets and a diverse range of independent shops, including many antique and book shops, and twice weekly street market. There is a main line rail link providing direct trains to London Waterloo and Exeter as well as a regular bus service to the coast and Blackdown Hills. There is also a modern hospital, library and art gallery.

DIRECTIONS

Walking from the Stags Office, turn left into New Street, proceed up the road, for approx 300 meters, you will pass Clarkes, and the library. Just before the railway bridge 65 New Street can be found on the left handside at the end of the row of houses opposite New Street Vets.

AGENTS NOTES

Please note that the property is situated with the same grounds as Clarepharm Pharmacy

LETTING

The property is available to rent on an initial 6 months renewable Assured Shorthold Tenancy on a long let, unfurnished and is available Immediately. RENT: £950 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £975pcm. DEPOSIT: £1,096 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)/Child 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.

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

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/6915beb8bc34c86ce4e6e730/lrr_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		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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