



10 Newlands, Honiton, Devon EX14 1QL

A well presented character cottage with parking in the heart of Honiton.

Exeter 17 miles Sidmouth 10 miles

• Sitting Room • Kitchen/Diner • Bathroom with Separate Shower • Two Double Bedrooms • Garden/Parking • Pets considered • VIEWING SLOTS FULL • Council Tax Band A • Deposit £980 • Tenant Fees Apply

£850 Per Month

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

ACCOMMODATION INCLUDES

UPVC door to hall with stairs rising.

SITTING ROOM

Spacious room with cupboard housing the television point, under stairs cupboard, telephone point, radiators and fitted carpet.

KITCHEN/DINER

Comprising beech fronted wall, base and drawer units with worksurface, inset 1½ stainless steel sink unit, 4 ring gas hob with extractor, electric cooker, space with plumbing for washing machine, fridge freezer space, wall mounted gas fired boiler, radiator and laminate floor. Part glazed UPVC door to garden.

STAIRS TO LANDING

Stairs rising with fitted carpet.

BEDROOM ONE

Good sized double with beam, feature fireplace, radiator and fitted carpet.

BEDROOM TWO

Double with radiator and fitted carpet.

BATHROOM

White suite comprising bath, separate shower cubicle, low level WC, pedestal wash hand basin, mirror, heated towel ladder and laminate floor.

OUTSIDE

To the front of the property there is allocated parking for one vehicles. The rear garden is enclosed by fencing with pedestrian gate, seating area, lawn with gravel borders. Two brick storage sheds both with power.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band: A. EPC: Band: D

SITUATION

The property is situated close to the popular town centre of Honiton providing easy access to an extensive range of shops and services and within walking distance to the train station. The Cathedral City of Exeter with M5 junction is approximately 15 minutes drive to the west.

DIRECTIONS

From Stags High Street offices walk across the High Street, passing the Church on the left hand side and turning right in front of the Museum. After a short distance enter Silver Street turning left and then after a further short distance turn right into Newlands. Proceed down through the close with the property being found on the left handside.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available beginning of September. RENT: £850pcm exclusive of all charges. DEPOSIT: £980 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). References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.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		91
(81-91) B		
(69-80) C	75	
(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