



2 Silver Street, Honiton, Devon EX14 1QJ

A traditional character cottage in the heart of the town.

Exeter 17 miles; Sidmouth 10 miles;

• Sitting Room • Kitchen • Bathroom • Two Bedrooms • Courtyard • Pets considered • Available End August • Council Tax Band B • Deposit £801 • Tenant Fees Apply

£695 Per Calendar Month

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

ACCOMMODATION INCLUDES

Part glazed door from the front leads to

SITTING ROOM

Open plan living space with a feature closed tiled fireplace, television and telephone points, radiators and fitted carpet. Opening through to

KITCHEN

Comprising of a range of wall, base and drawer units, breakfast bar, worksurface with inset stainless steel single drainer sink unit, tiled splash back, space for washing machine and under fridge, free standing electric oven with extractor over, vinyl floor and small under stairs cupboard.

STAIRS AND LANDING

Stairs rising to landing area with fitted carpet and loft hatch.

BEDROOM ONE

Double with door to airing cupboard housing the gas fired boiler, radiator and fitted carpet.

BEDROOM TWO

Single with feature closed fireplace, radiator and fitted carpet.

BATHROOM

White suite comprising bath with electric shower over, shower screen, pedestal wash hand basin, low level W.C, mirror fronted cabinet, heated towel rail, extractor and tiled floor.

OUTSIDE

To the front is an attractive open courtyard garden with a path leading to two neighbouring properties.

Please note that there is no parking with the property, however a permit can be purchased from the local council for the car park in Silver Street.

SERVICES

Mains electric
Mains Gas,
Mains water and drainage.

Council Tax Band: B

EPC Band: D

Ofcom predicted broadband services
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

Ofcom predicted mobile coverage for voice and data: External
- EE, Three, O2 and Vodafone

SITUATION

The property is tucked away down a quiet pedestrian lane, just behind 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

From the high street, go down Silver Street beside 'Jollybee Kitchen'. After a short distance there is a small lane on your right, go down the lane past two houses and the property is the next on the left.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available from End August. RENT: £695 pcm exclusive of all charges. DEPOSIT: £801 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.

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

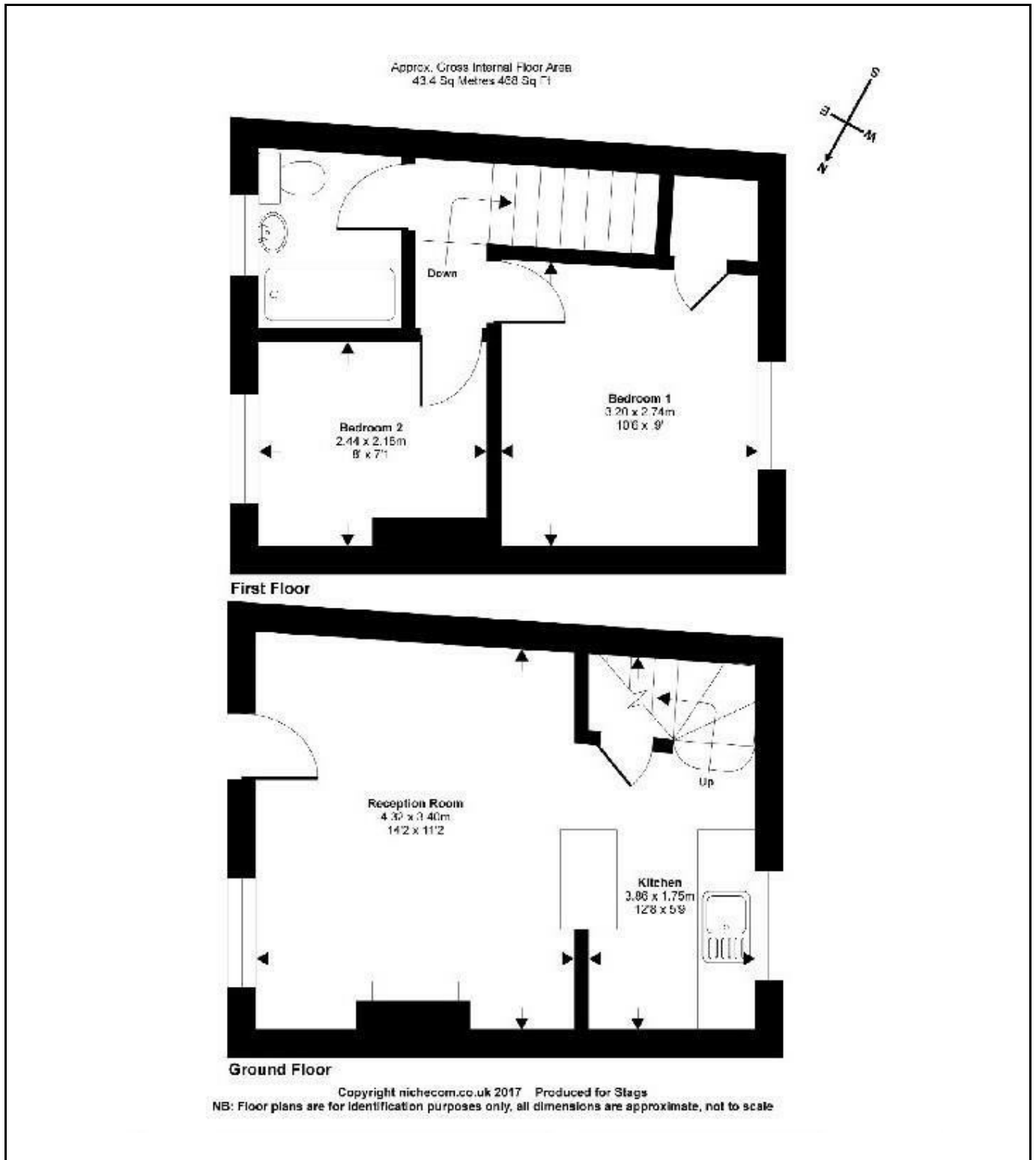
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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://www.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 plus A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	