

Cherry Close, Honiton



HARRISON
LAVERS &
POTBURY'S



£950.00 Per Calendar Month

A well-presented two bedroom mid-terrace house with garden and parking.



Tel: (01395) 516633
www.harrisonlavers.com

15 Cherry Close, Honiton, EX14 2XT

15 Cherry Close is located on the out-skirts of Honiton and is within easy reach of amenities and the A30 which connects Honiton and Exeter, together with Honiton train station.

This two bedroom mid-terrace house which occupies a level position, is decorated to a neutral colour scheme internally and has a new kitchen and modern bathroom. The property benefits of uPVC double glazing throughout and has gas fired central heating.

The accommodation comprises, entrance lobby, sitting room, kitchen/diner providing access to the enclosed rear garden. To the first floor are two bedrooms and a bathroom.

At the rear of the property is an enclosed garden together with a back gate, leading to a parking space.

The accommodation with approximate dimensions comprises:

ENTRANCE PORCH uPVC obscure glass double glazed front door to:

ENTRANCE LOBBY Coir floor matting. Radiator with TRV. Fuse board with RCD protection. Wall-mounted coat-hooks. Door to:

SITTING ROOM 4.15m x 3.85m (13'07 x 12'07) (max measurement to the underside of the staircase) uPVC double glazed window with an outlook to the front. Radiator. Grey oak effect laminate flooring. TV point. Curtain pole. Door to:

KITCHEN/DINER 3.85m x 2.58m (12'07 x 8'05) uPVC double glazed window and door. Pleasant outlook to the rear. Grey Wood effect laminate flooring. Radiator. Brand new wall hung Worcester gas-fired combi-boiler. Fitted kitchen comprising a range of floor standing and wall mounted cupboard with gloss white drawer and door fronts, stainless steel handles, wood effect worksurfaces and matching upstands, stainless steel single bowl sink incorporating drainer with mixer tap. Built-in Neff single under counter electric oven. Neff induction hob and cooker hood over. Integrated slimline Neff dish washer. Space and plumbing for under counter washing machine. Space for fridge/freezer. Extractor

fan. Wireless central heating room stat. Carbon monoxide alarm.

From the sitting room a staircase rises to the first floor, which is carpeted and has a timber balustrade and handrail.

FIRST FLOOR LANDING Access to loft space. Mains smoke detector. Carpet flooring. Door to:

BEDROOM ONE 3.64m x 3.84m (11'11 x 12'07) reducing to 2.8m (9'02) uPVC double glazed window to the front aspect. Radiator. Carpet flooring. Door to cupboard containing shelving and radiator. Door to:

BEDROOM TWO 3.12m x 1.88m (10' x 6') uPVC double glazed window to the rear aspect. Radiator. Carpet. Door to:

BATHROOM A modern white suite comprising panelled bath with shower over, WC, pedestal wash basin, tiled splashback. Tiled walls. Flooring. Extractor. Radiator. uPVC obscure double glazed window.

OUTSIDE To the front of the property is an area of lawn extending the width of the house to the pavement. There is a paved footpath that leads to the front porch. Porch door providing access to the electricity and gas meters. At the rear of the property is a fully enclosed garden laid mainly to lawn, with a central footpath. There is gravelled hard-standing, light and water tap. Rear garden gate providing access to the rear of the terrace and a parking space.

OUTGOINGS We are advised by East Devon District Council that the tax band for this property is Band B

REF DHS01111

EPC: C

TENANCY DETAILS

Rental:
£950.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£1,095.00 (payable before signing the Tenancy Agreement)

Holding deposit: £219.23

Tenancy Type: Assured Shorthold
Term: Long Term (minimum twelve Months initially)

Available: February 2026

Restrictions: No Sharers. No Smokers. Pet at landlords discretion. One child acceptable.

We will require two forms of identification, namely a copy of your passport and/or birth certificate and/or driving licence.

Client money protection is provided by the Propertymark.

VIEWING

All our existing tenants are told not to allow casual callers to enter the property on the grounds of safety and this includes people carrying our letting particulars, please therefore do not call at a property without an appointment as you will not be allowed to view it. Please contact Harrison-Lavers & Potbury's for an appointment.



In the event that you request a viewing of a property, we will require certain pieces of personal information from you in order to provide a professional service to you and our client.

We will not share this information with any third party other than our client, without your consent, unless you make an application for a tenancy.



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