



19 Trinity Court, Southernhay East, Exeter, Devon EX1  
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A stunning and contemporary one bedroom  
apartment situated in the heart of the city.

Exeter City

- Available May
- Central Position
- Open Plan Living
- 1 Double Bedroom
- Bathroom
- 6/12 Month Let
- Deposit - £1,384
- Council Tax Band B
- No Pets
- Tenant Fees Apply

£1,200 Per Calendar Month

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## DESCRIPTION

A contemporary apartment in a sought after development situated in the city centre. The high specification and spacious accommodation includes, entrance hall with storage cupboards, open plan living/dining room with modern fitted kitchen area, one double bedroom, bathroom. Double glazing.

Being on the third floor, this apartment enjoys views over Southernhay gardens. Energy efficient communal heating system with individual apartment controls. Vent Axia ventilation system. Bicycle storage. Unfurnished. Available May 2024 Sorry no pets. EPC Band C. Tenant fees apply.

## COMMUNAL AREAS

The modern communal areas include a bike store on the ground floor and a lift accessing each floor of the development.

## ACCOMMODATION

Modern glazed communal entrance with video door entry. Stairs or lift to the third floor, Oak effect finished door leading to.

## ENTRANCE HALL

A spacious entrance hall with video entry controls and heating system controls for the modern and efficient heating installation. Storage cupboard housing a washer/dryer, air/extraction circulation system and the heating system Further cupboard with clothes rail. Oak flooring and oak finished doors.

## OPEN PLAN LIVING/DINING/KITCHEN

A good sized light room with double glazed windows looking toward Southernhay gardens and over attractive gardens to the side of the development. Oak flooring.

The kitchen area is fitted with a generous range of high gloss modern units granite effect worksurfaces and splashback. Incorporated within are high quality appliances comprising; oven to ceramic hob with stainless steel cooker hood over. Freestanding fridge/freezer. Brushed steel one and half bowl rectangular sink with modern mixer tap. Ceramic tile flooring

## BEDROOM

Double room with modern fitted double wardrobes finished with mirrored sliding doors. Oak flooring and double glazed windows looking to the side of the development over attractive gardens,

## BATHROOM

Fitted with a stylish white suite comprising; panelled bath with shower over to glass screen, concealed cistern WC, wash basin, mirror, heated towel rail and neutral ceramic wall and floor tiles.

## OUTSIDE

Although there is no garden area with the property, The delightful Southernhay gardens are a stones throw away and in addition Cathedral Green is less than 5 minutes distant. Please note that this property has no allocated parking,





## SERVICES

This energy efficient apartment is serviced by mains electricity and water. The central heating is provided by a communal gas heating system with each apartment having individual controls and usage being separately metered. Council tax band B (106630702519). EPC Band C.

## SITUATION

Trinity Court is located in Southernhay, a leafy area with central gardens and many historic Georgian buildings, in the heart of the city centre. The property is only a short walk to the Princesshay shopping development which features a wide range of shops, cafes and restaurants. The Cathedral and the city's Roman wall are a short distance away, as are the beautiful quayside and River Exe. There is good access to Junction 30 of the M5, the A30 and A38 roadways, and St Davids and Central Railway Station are both within walking distance. Exeter Airport is within five miles of the city centre.

## DIRECTIONS

From our office in Southernhay West, proceed around the one-way system into Southernhay East, where Trinity Court will be found on the left after a short distance.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available May 2024. RENT: £1,200 pcm exclusive of all charges. Sorry no pets allowed.

DEPOSIT: £1,384 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. 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.







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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
392 plus) A			
121-181) B		80	80
69-120) C			
35-68) D			
19-34) E			
1-18) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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