



20 Dean Clarke House Southernhay East, Exeter, EX1
1AP

A luxurious city centre two bedroom furnished apartment situated in the heart of the city centre only a few minutes walk to the high street and Princesshay.

10 Minutes walk from Exeter Central Station.

- Available September
- Two Double Bedrooms
- Furnished Excluding Linen
- Private Gym / Concierge Service
- Allocated Parking
- Term: 6 Months
- Council Tax Band E
- Deposit: £2538
- Sorry No Pets
- Tenant Fees Apply

£2,200 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk



DESCRIPTION

A luxurious city centre two bedroom furnished apartment situated in the heart of the city centre only a few minutes walk to the high street and Princesshay. The property comprises a fabulous open plan living space, two double bedrooms, bedroom one with ensuite, bathroom and utility area. Dean Clarke House benefits from a Concierge service, a communal gym and landscaped communal gardens. Secure gated parking for one vehicle. Available September. Furnished. Council Tax Band E. Sorry No Pets. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Storage cupboard, windows to the rear aspect and doors to -

BEDROOM TWO 10'9" x 8'10"

Built in wardrobes with mirrored doors and window to the front aspect.

ENSUITE

Low level WC, shower and wash hand basin with touch light mirror over. Heated towel rail.

UTILITY AREA

Sink with drainer and mixer tap over, appliances include washing machine, tumble dryer and freezer.

BATHROOM

Bath with shower hose, sink with touch light mirror over. Low level WC and heated towel rail. Windows to the side and rear aspect.

BEDROOM ONE 11'1" x 9'10"

Built in wardrobes with mirrored doors and window to the front aspect.

ENSUITE

Shower, low level WC and twin wash hand basins with touch mirror over. Heated towel rail.

OPEN PLAN KITCHEN / LIVING AREA

A large open plan dual aspect living and kitchen area, with a range of floor and wall mounted cupboards and drawer units. Integrated oven and microwave, five ring induction hob with extractor over, dishwasher and fridge. A kitchen island with further cupboard space and sink with mixer tap over.

OUTSIDE

Outside the communal gardens and grounds are located at the rear and are well maintained with attractive flower beds and benches. Each resident has a private parking bay available.

SERVICES

Electric underfloor heating through out the apartment with



heated towel rails and mains water. Council Tax band E. The property also comes with allocated parking space in gated car park and communal gardens. Full access to on-site gym and Concierge.

SITUATION

Dean Clarke House is located in Southernhay, a leafy area with central gardens and many historic Georgian buildings, in the heart of the city centre. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads whilst further to the east is Exeter International Airport.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 months plus, furnished and is available September RENT: £2200 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2,538 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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80	76	76
D	55-68		
E	39-54		
F	21-38		
G	1-20		
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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