



24 Waterside, Exeter, Devon EX2 8GU

A bright and spacious first floor apartment within a gated development in the heart of Exeter's historic Quayside.



City Centre 1.2 miles / M5 (J31) 4.1 miles

- Available September
- Gated development
- First floor apartment
- Quayside location
- Allocated parking
- EPC Band C
- Council Tax Band B
- Term: 12 Months
- Deposit £1384
- Tenants Fee Apply

£1,200 Per Calendar Month

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

DESCRIPTION

A delightful first floor apartment situated in a gated development on Exeter's historic Quayside. The layout provides an open plan living space incorporating a sitting room, dining area and kitchen, a bedroom with built-in storage and bathroom. The development provides communal gardens and a secure parking space. Available September. Tenant Fees Apply.

ACCOMMODATION

From the communal stairs upon the first floor you enter the apartment's hallway which provides an airing cupboard, housing the water tank, and coat hanging space. The open plan living area has double doors that open to a Juliette balcony, incorporating a dining area and open to the kitchen which provide an array of fitted units with integrated appliances including fridge/freezer and electric oven with four ring ceramic hob with stainless steel splashback and extractor hood, washing machine and stainless steel single drainer sink with mixer tap. The double bedroom has a front aspect and built-in storage cupboard. The bathroom is arranged with a bath with electric shower overhead, wc and basin.

OUTSIDE

Waterside is a gated development arranged around beautifully maintained central gardens. The apartment has an allocated parking space in the underground car park which is accessed via a remotely operated door. There are pedestrian gates leading directly onto the Quayside.

SERVICES

Mains electricity, water and drainage. Council tax band B.

SITUATION

The apartment is situated in a stylish gated development situated in the heart of Exeter's historic Quayside, one of the most attractive areas of the city with interesting architecture, pubs, restaurants, cafes and independent shops. In addition, there are pleasant walks along the river and sporting activities. Exeter affords excellent sporting and leisure facilities including theatres, cinemas, a 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.

DIRECTIONS

From Stags Southernhay West offices take the dual carriageway leading to Exe Bridges, signed for Alphington. After crossing the river, take the first left into Water Lane. After about 50 yards, take first left into Haven Road and Waterside will be found after a short distance on the left.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available beginning of September. RENT: £1200 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1384 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.

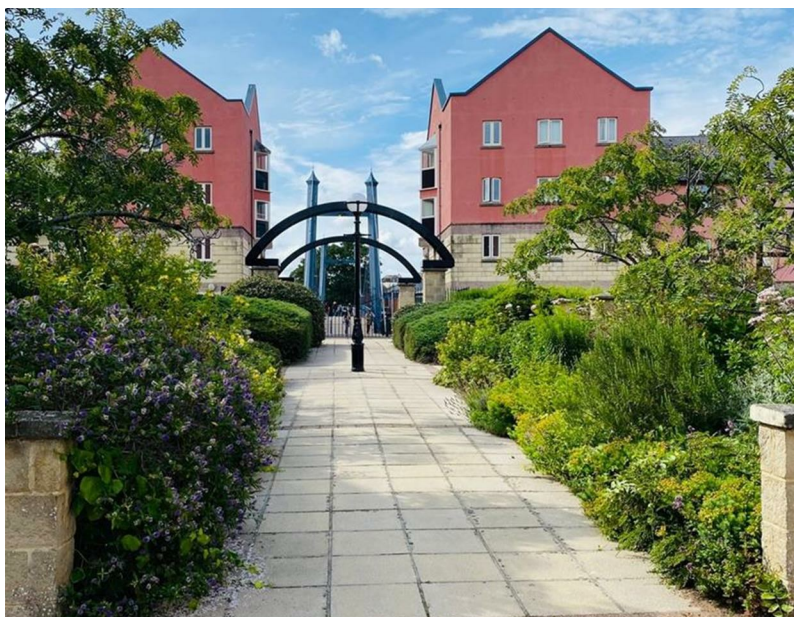
HOLDING DEPOSIT AND TENANT FEES

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.





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			
(81-91) B			
(69-80) C		71	82
(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	