



20 St Johns Place 7 Bedford Street, Exeter, Devon EX1
1GH

A high specification and contemporary top floor
one bedroom apartment situated in the city centre.

Exeter City Centre

• Contemporary Apartment • Central City Position • Top Floor • High
Specification Finish • Unfurnished • Term: 12 Months • Deposit:
£1384 • Sorry No Pets • Council Tax Band B • Tenant Fees Apply

£1,200 Per Calendar Month

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



DESCRIPTION

A high specification and contemporary top floor one bedroom apartment, situated in the city centre with first class shops and restaurants a step away. The immaculate light and spacious accommodation comprises of; entrance hall with useful storage cupboards, open plan sitting and dining room with balcony, fully fitted kitchen, one double bedroom, bathroom. Gas-fired heating. No pets or children. Unfurnished. Available October. EPC Band C. Tenant fees apply.

ACCOMMODATION

Communal entrance with video security entry system, stairs and lift leading off. Solid wood entrance door.

GENERAL NOTE

This is one of the most spacious one bedroom apartments in the St. Johns Place development.

ENTRANCE HALL

Laminate wood effect flooring laid with doors leading off. Useful storage cupboards, one of which houses the gas-fired boiler.

OPEN PLAN SITTING/DINING ROOM/KITCHEN

Generous sized dual aspect room with the addition of a fully

glazed door leading to the balcony. Laminate wood flooring laid. Opening to:-

FITTED KITCHEN

A high specification kitchen comprising oak effect wall and base units to stone effect worktops and matching splashback, fitted electric oven, four burner ceramic hob to stainless steel cooker hood and splashback over, integrated fridge/freezer, dishwasher and washer.

BEDROOM

Double in size, carpet laid, fitted wardrobe with double oak effect sliding doors. Fully glazed door leading to the balcony also accessed from the living area.

BATHROOM

Modern bathroom suite fitted comprising bath with mixer shower over to glass screen, WC and basin. Heated towel rail, high quality ceramic floor tiles with matching splashback.

BALCONY

Looking over Princesshay and with views of the Cathedral. The balcony is finished to glass panels and wood flooring.

OUTSIDE

Enclosed communal bike storage room. Please note that there is no parking with this property.



SITUATION

St. Johns Place, which forms part of the sought after Princesshay Development is positioned in the very heart of the city centre of Exeter, which is the regional capital. Local rail and bus links are within easy walking distance. County Hall, the RD&E and Sowton Business Park are also easily accessible.

SERVICES

Mains water, drainage, electric and gas-fired central heating. Council Tax Band B.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available October. 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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
 01392 671598
 rentals.exeter@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	74	76
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	