



First Floor Flat, 66 Magdalen Street, Exeter, EX2 4HN

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A first floor studio apartment situated in a central position of Exeter.

EXETER CITY / M5 (J29/J30) 2.5 miles

• First Floor Apartment • Living/Bedroom • Private Bathroom Separate To Apartment • Central Position • Available June • Unfurnished • Deposit: £634 • Term: Long Term • Sorry No Pets • Tenant Fees Apply

£550 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A first floor studio apartment situated in a central position and being only a short walk from the city centre. County Hall and the Hospital are also easily accessible and in addition there are local public transport links to Exeter Business Park. The accommodation comprises: Communal front door leading into the communal entrance hall. The apartment comprises living/sitting room, fitted kitchen and bathroom on separate floor. Unfurnished. Available June. Sorry no children or pets. Tenant fees apply.

## ACCOMMODATION

Front door leading into the communal hallway.  
Stairs to the first floor.

## LIVING/BEDROOM

Window to the front aspect, electric panel heater, carpet.

## KITCHEN

Range of wall and base units, stainless steel sink unit, freestanding cooker, window to the rear aspect. Storage cupboard.

## BATHROOM

Note: The private bathroom is off the stairs and not situated within the main apartment.  
White suite comprising: bath with electric shower over, w.c and wash hand basin, vinolay flooring, airing cupboard housing the hot water tank, window to the side aspect.

## OUTSIDE

Please note there is no outside space or parking with this property.

## SERVICES

Mains electricity, water and drainage. Council Tax A (104405306600)

## SITUATION

Within easy walking distance of the city centre. There is good access via Topsham Road to the M5/A38/A30 road junctions. All the major amenities which Exeter has to offer, including pubs, restaurants and major shopping facilities are within easy reach.

## DIRECTIONS

From Stags city centre offices, turn right onto Western Way from Barnfield Road, continue along Western Way, after a short distance and at the start of Magdalen Street and after a short distance the property will be found on your right hand side.

## LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £550 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £634 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

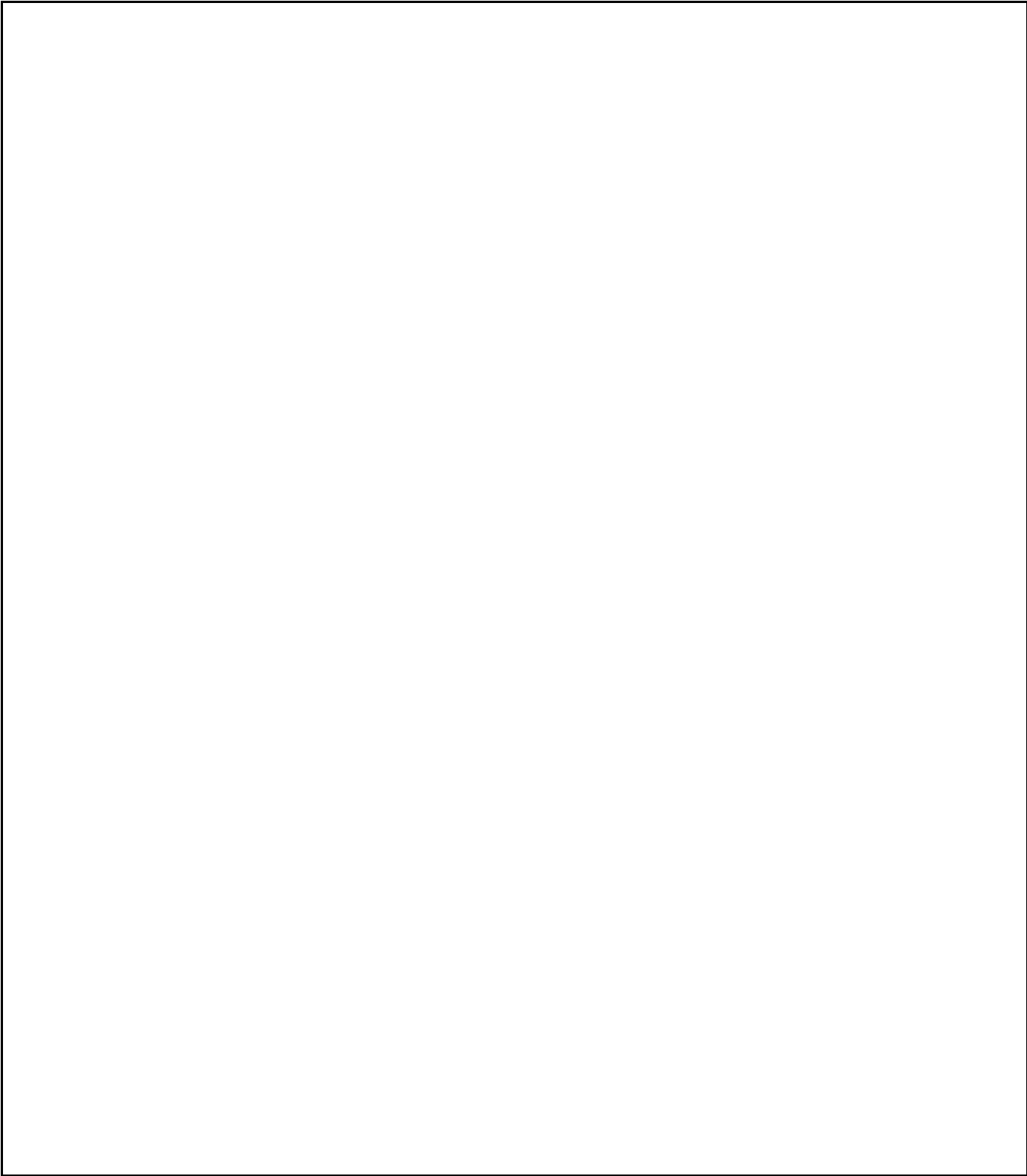
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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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