



7 Cathedral Court Southernhay East, Exeter, Devon EX1
1AF

A stylish and substantial 2 bedroom top floor apartment in
the centre of Exeter with a balcony and parking space.

Exeter City

• Available Now • Top floor apartment • Stylish accommodation • 2 Double
Bedrooms • Parking Space • Private balcony • Term: 6 - 12
Months • Council tax Band E • Deposit: £2307 • Tenant Fees Apply

£2,000 Per Calendar Month

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

DESCRIPTION

A stylish top floor apartment situated in a prestigious building in the heart of Exeter. This bright and spacious apartment of over 1,000 sq ft has wonderful views towards the Haldon Hills and a delightful south-east facing balcony. The layout of accommodation provides a substantial open plan living and entertaining area with a triple aspect, 2 bedrooms, master ensuite and bathroom. The apartment has an allocated parking space and the building incorporates a lift. Sorry No Pets. Available Now. Tenant Fees Apply.

ACCOMMODATION

Stairs and lift provide access to the second floor. On entering the apartment, a long entrance hall with access to the balcony and a cupboard housing the boiler, connects the spacious accommodation. The first room on the right is bedroom 1 with a side aspect window and a contemporary en suite bathroom arranged with a bath with shower mixer taps, wc and basin. The stylish bathroom off the entrance hall provides a bath with shower mixer taps, wc and basin. Bedroom 2 has a side aspect window.

The impressive and substantial open plan living area has a triple aspect and views over the city and out towards the Haldon Hills. The kitchen provides an array of modern fitted

units and a central island with breakfast bar, including an electric hob & oven, dishwasher and space for a fridge freezer and drinks cooler. The room is finished with oak flooring.

OUTSIDE

The delightful balcony is accessed from the entrance hall via two sets of doors, enjoying a south-east orientation, with space for a bistro table and chairs currently enclosed with bamboo screening.

NOTE

Apartment comes with 2 x wardrobes and 2 x cabinets in the living area.

SERVICES

Mains electricity, mains water and mains drainage. Under-floor heating. Council Tax Band E.

Phone Coverage: EE, Vodafone, Three and 02

Broadband: Ultrafast 1000 Mbps / 100 Mbps

Provided by Ofcom

SITUATION

Cathedral Court 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.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available now. RENT: £2000 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2,307 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.

RENTERS RIGHTS BILL

The Renters Right Bill is expected to be implemented within the next 6 to 12 months. This legislation will introduce a number of significant changes to the rental sector, including the abolition of fixed-term tenancies in favour of open-ended, periodic agreements. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk. - As above.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		79	80
EU Directive 2002/91/EC			