



10 Bedford House, Princesshay Square, Exeter, Devon
EX1 1LR

A high specification fully furnished apartment in the heart of the City Centre.

Exeter Central Train Station 0.3 miles

• Available November • Fully Fitted Kitchen • One Double Bedroom • Bathroom • Ample Storage • Open Plan Living Room • Council Tax Band B • Deposit: £1153 • Sorry no Pets • Tenant Fees Apply

£1,000 Per Calendar Month

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

DESCRIPTION

A high specification fully furnished, top floor apartment in the heart of Exeter. Accommodation comprises; spacious living room, fully fitted kitchen, one double bedroom, bathroom, ample storage. Electric heating. EPC Band E. Available November. Tenant fees apply.

ACCOMMODATION

From the ground floor communal entrance, there are stairs/ lift to the top floor landing. Entrance door into:

HALLWAY

Laminate wood flooring. Access intercom. Radiator. Maple veneer doors (throughout). Storage cupboard.

LIVING ROOM

Laminate wood flooring. Views over Princesshay and surrounding area. Fully furnished with sofa, dining table and chairs. TV stand.

KITCHEN

Range of beechwood kitchen units. Integrated appliances including fridge and freezer, electric stainless steel Neff four ring hob and built-in oven, washer/dryer. Fully equipped with cutlery, crockery etc.

DOUBLE BEDROOM

Double room with double divan bed. Built-in wardrobe. Radiator. Carpet.

BATHROOM

White suite comprising full length bath with electric shower over, wash hand basin and low level WC. Tiled floor.

OUTSIDE

Please note that the property does not have any parking or outside space. However there are parks and gardens within a short walk.

SITUATION

The property is located on the top floor of Bedford House, set within the Princesshay development in the heart of the Cathedral city of Exeter. There are a wide range of facilities in close proximity including shops and restaurants. The excellent public transport network includes mainline railway stations and numerous bus routes serving locations such as the RD&E Hospital and the University of Exeter.

SERVICES

Mains electricity, metered water. Exeter City Council Tax Band B (10004690100)

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, fully furnished and is available November. RENT: £1000 pcm exclusive of all charges. Sorry no pets or children. DEPOSIT: £1153 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 RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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		
(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		