



8 Canon House 32 Bedford Street, Exeter, Devon EX1
1GL

A stylish two double bedroom duplex apartment located in the heart of the City with spectacular views of Exeter Cathedral.

Exeter City

• Available End of December • Two Double Bedrooms • Balcony Cathedral Views • Underfloor Heating • Integrated Appliances • Available Furnished • Deposit: £1961 • Council Tax Band D • Term: 6 or 12 months • Tenant Fees Apply

£1,700 Per Calendar Month

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

DESCRIPTION

A stylish two double bedroom duplex apartment located in the heart of the City with spectacular views of Exeter Cathedral. This apartment has an open plan living space with modern kitchen and balcony. Main bedroom with ensuite and bathroom.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Video intercom, cupboard housing fuse board and large storage cupboard. Radiator and doors to -

BEDROOM ONE 14'1" x 10'1"

Good size double bedroom with built in wardrobes with rail and shelving. Double glazed window to the rear aspect with views of Exeter Cathedral. Door to -

ENSUITE

Shower, low level WC and wash hand basin with mirrored cabinet over. Heated towel rail.

BEDROOM TWO 15'5" x 9'6"

Another good size double bedroom with wardrobe and floor to ceiling double glazed window to rear aspect with views of the Cathedral.

BATHROOM

Bath with shower over, low level WC and wash hand basin. Mirrored cabinet, heated towel rail and obscure double glazed window to the front aspect. From the entrance hallway stairs lead to -

OPEN PLAN KITCHEN/LIVING ROOM 21'11" x 21'7"

High specification fully fitted kitchen with a range of floor and wall mounted cupboards and drawer units. Built in oven with four ring induction hob and extractor over. Integrated dishwasher, washer/dryer and fridge freezer. Sink with drainer and mixer tap over. Double glazed window to the front aspect.

A large open plan living area with space for dining room table and further seating area. Storage cupboard housing boiler. TV aerial socket and radiator. Sliding patio doors out to balcony area with views of Exeter Cathedral.

SERVICES

Metered water. Mains electricity. Underfloor gas central heating. Intelligent control system enabling audio and video. Exeter City Council Tax Band D.

Broadband Speed - Standard 17 Mbps 1 Mbps

Phone Coverage - EE, Three and Vodafone, Strong

SITUATION

The apartment is situated in the prestigious Princesshay Development in the heart of the city.

AGENT NOTE

One allocated parking space situated by Canon House is available for £200 per calendar month. Broadband available for £28.67 per month.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, furnished and is available now. RENT: £1700pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1961 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

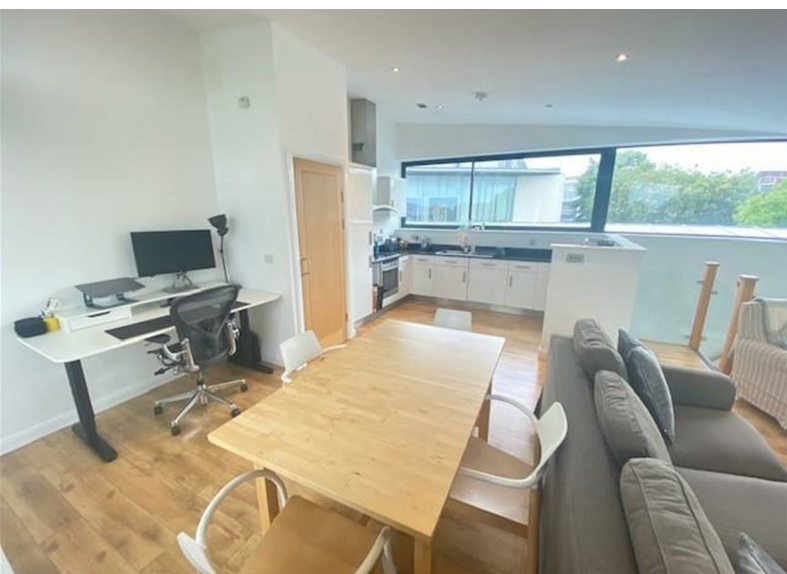
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and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

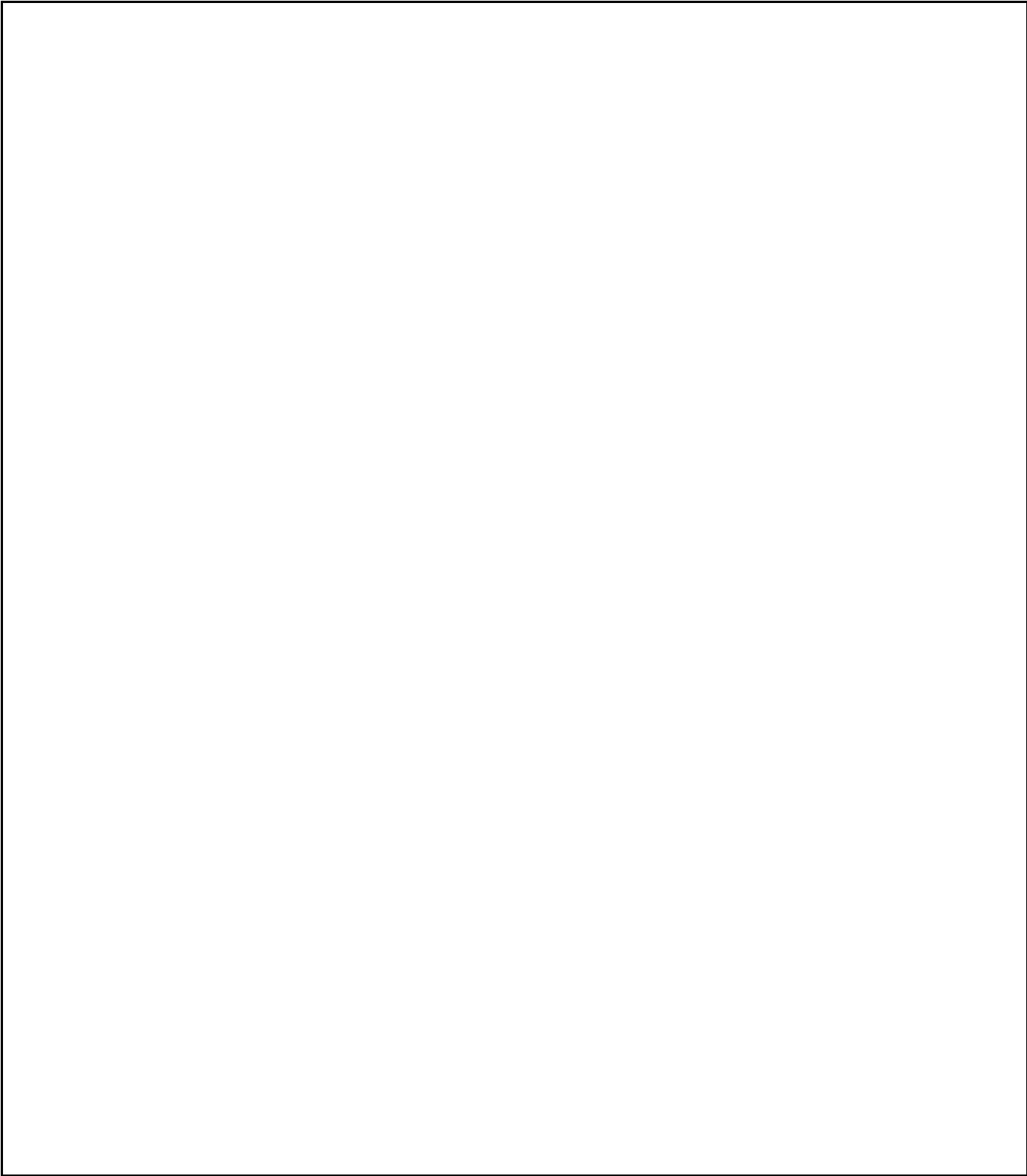
TENANT PROTECTION

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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