



Flat 5, 18 Sylvan Road, Exeter, EX4 6EW

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A modern penthouse apartment situated close to the city centre.

City Centre 0.5 mile M5 (J29/30) 4.5 miles

- Penthouse Apartment
- Three Bedrooms
- Kitchen/Living Room
- White Goods Included
- Driveway Parking
- Sharers Ok
- Part Furnished
- Available February
- Deposit £1615
- Tenant Fees Apply

£1,400 Per Calendar Month

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

## DESCRIPTION

A modern duplex apartment close to the city centre with far reaching views over the river Exe Estuary and Haldon Hill. The accommodation comprises: three bedrooms, two shower rooms, good size Kitchen/living room with stunning views. Parking for one car. Unfurnished. Available Early February. Sorry no pets. EPC band C. Gas central heating. Tenant fees apply.

## ACCOMMODATION

Front door to: communal entrance hall with stairs rising to the third floor.

### FLAT 5 - PENTHOUSE

Entrance hall, stairs to the first floor.

#### BEDROOM THREE

**13'11" x 6'9"**

Single bed, bedside table and wardrobe. Radiator, carpet, window to the side aspect.

#### BEDROOM TWO

**12'10" x 10'9"**

Double bed, bedside table, carpet, window and radiator. Built-in wardrobes, cupboard housing the gas boiler providing domestic hot water and heating via radiators..

#### SHOWER ROOM x 2

White wash hand basin with illuminated bathroom mirror over, low level WC and shower cubicle with mains shower, chrome heated towel rail,

#### BEDROOM ONE

**11'11" x 8'0"**

Single Bed, double wardrobe and bedside table. Radiator, window to the front aspect.

## FIRST FLOOR

Carpet.

### KITCHEN/LIVING ROOM

**21'9" x 15'0"**

Light and spacious room with a range of wall and base contemporary kitchen units, built-in oven, hob and extractor fan, under counter integrated fridge and freezer, integrated dishwasher. Washer/dryer. Dining room table, four chairs and sofa. Radiator, wooden flooring and window to the rear aspect.

Good size living area with two large velux balcony roof windows with views over the city and beyond. Wooden flooring and telephone intercom system.

## OUTSIDE

Communal area with a bike rack for the residents. Parking for one vehicle on the drive.

## SERVICES

Mains electricity, gas, water and drainage. Council Tax B.

## SITUATION

Pennsylvania is one of Exeter's most favoured areas, situated in an elevated position and within walking distance of the city centre. Exeter affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of



excellent shopping and dining opportunities.

The M5 motorway is easily accessible and provides links to the A30 and A38 trunk roads. The city has two mainline railway stations on the Paddington and Waterloo lines and an international airport with direct daily flights to many major cities both in the UK and Europe.

## LETTINGS

The property is available to let on a assured shorthold tenancy for 6-12 months, Part Furnished and is available February. RENT: £1400pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1615 returnable at end of tenancy subject to any deductions (held with My Deposits). References required viewings strictly through the agents.

## 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 ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

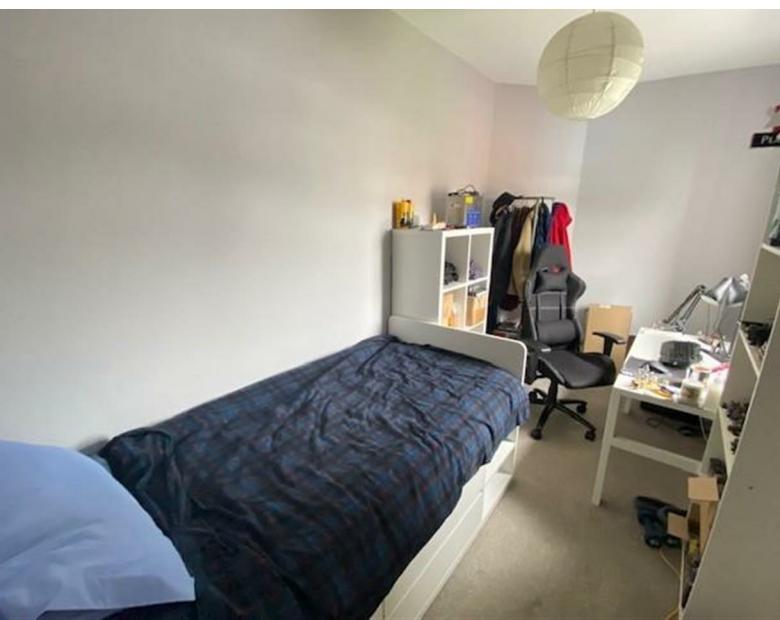
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf)





**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	77
(55-68)	D	77
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC