



## Flat 6, 68 Pennsylvania Road, Exeter, Devon EX4 6DF

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One bedroom top floor apartment on Pennsylvania Road in Exeter, close to the city centre and the University of Exeter. Fully furnished with a modern kitchen, integrated fridge, and undercounter washer/dryer. Double bedroom, living area, and shower room. Views over the city. Parking for one car to the rear. Available Now.

### EXETER CITY

- Available Now
- Stylish Top Floor Apartment
- Modern Kitchen with Appliances
- Fully Furnished
- Shower Room
- Parking for 1 Car
- Council Tax Band A
- EPC D
- Deposit: £1038
- Tenant Fees Apply

£900 Per Calendar Month

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

## DESCRIPTION

A well-presented one bedroom top floor apartment situated on Pennsylvania Road in Exeter, ideally located within easy reach of the city centre and the University of Exeter. This fully furnished property offers modern finishes throughout, including a contemporary kitchen fitted with an integrated fridge and an undercounter freestanding washer/dryer. The accommodation comprises a bright living space, a double bedroom, and a modern shower room, with elevated views overlooking the city. Externally, the property benefits from parking for one car to the rear. Council Tax Band A. Available now, this apartment is perfectly suited to a professional seeking convenient city living. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into communal hallway with stairs leading to the top floor. Apartment front door opens into -

## KITCHEN

**11'5" x 7'6"**

Floor and wall mounted cupboards and drawer units. Built in oven with two ring electric hob with extractor over. Sink with drainer and mixer tap. Integrated Fridge and undercounter Washer/dryer. Velux window and Intercom system. Smart meter. The kitchen opens into -

## SITTING ROOM

**11'9" x 8'2"**

Window to the rear aspect and electric radiator.

## BEDROOM

**8'10" x 8'2"**

Double bedroom with window to the rear aspect and electric heater. Folding door to -

## SHOWER ROOM

Electric shower, low level WC and wash hand basin with storage under. Mirror. Velux window.

## OUTSIDE

Parking to the rear of the property for one car.

## SERVICES

Mains electric and water. Council tax band A.  
Broadband - Ultrafast 1800 Mbps / 220 Mbps  
Phone Coverage - EE, Vodafone Strong

## LETTING

The property is available to let on a assured shorthold tenancy, long term let, furnished and is available immediately. RENT: £900 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1038 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 ACT**

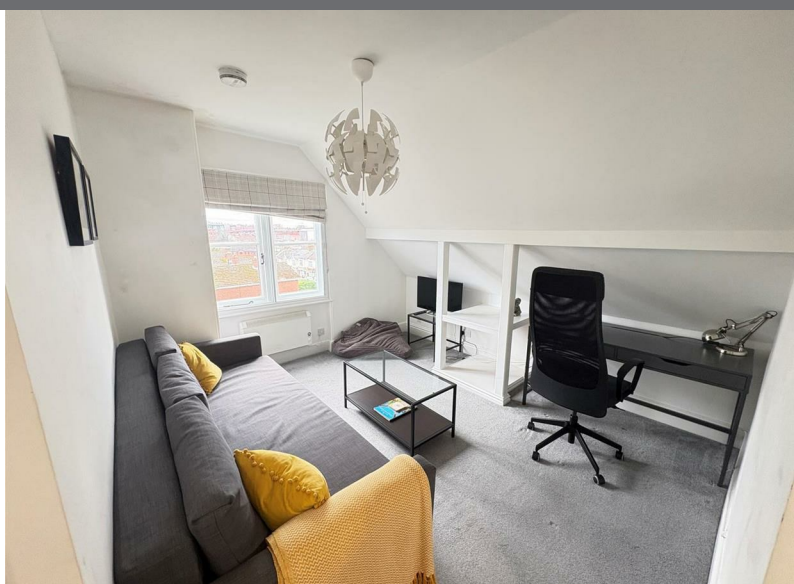
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_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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@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			
		68	77
England & Wales		EU Directive 2002/91/EC	