



2 Zenith Magdalen Road, Exeter, Devon EX2 4TE

A unique contemporary four storey town house within a private gated courtyard in the heart of St Leonards. This stylish property offers well-appointed and versatile accommodation throughout.

St Leonards

• Available End of May • Versatile Accommodation • Four Bedrooms • Open Plan Kitchen/ Living Area • Over Four Levels • Popular Location • Deposit: £2596 • Council Tax Band G • Term: Long Term • Tenant Fees Apply

£2,250 Per Calendar Month

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

DESCRIPTION

A unique contemporary four storey town house within a private gated courtyard in the heart of St Leonards. This stylish property offers well-appointed and versatile accommodation throughout, featuring - entrance hall, open plan kitchen/living area with built-in appliances, utility room, bedroom one with en-suite, three further bedrooms, family bathroom and separate wet room, reception two with roof terrace and views over the city and Exeter Cathedral, integral garage and outside decking area. Remote controlled entrance gates to private courtyard parking. Available May. Council Tax Band G. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Security entry phone system. Central heating thermostat. Door to garage. Built in cupboard housing gas and electric meters. Security alarm and consumer unit. Electric dumbwaiter lift. Doors to -

UTILITY

Fitted with a range of wall mounted and base units with worktops over. Single drainer stainless steel sink unit with mixer tap over. Appliances include washing machine and tumble dryer.

WET ROOM

Low level WC wash basin with chrome mixer tap and mirror. Shower unit and heated towel rail.

BEDROOM TWO/STUDY

French door and matching side screen to the garden/decking area. Double glazed window to rear aspect. Television point. Telephone point. Built in storage with shelving.

From the entrance hallway stairs lead to -

FIRST FLOOR LANDING

Security entry phone system. Built in shelved linen cupboard housing water

cylinder. Built in shelved cupboard with hanging rail. Stairs rising to the second floor.

Door to -

BEDROOM ONE

Double glazed door to balcony and window to the rear aspect. Telephone point. Radiator. Full height built in mirrored wardrobes. Door to -

ENSUITE

Shower, low level WC and wash hand basin with mirror over and cupboard under. Heated towel rail.

BEDROOM THREE

Full height window to the front aspect. Telephone and TV point. Radiator.

BEDROOM FOUR

Window to the front aspect and radiator.

From the landing stairs lead to -

BATHROOM

Low level WC, wash hand basin with mirrored cabinets over and bath. Heated towel rail.

SECOND FLOOR LANDING

Security entry phone system. Doors to -

OPEN PLAN KITCHEN / LIVING AREA

KITCHEN

Floor and wall mounted cupboards and drawer units. Central island with cupboards under. Built in double oven, microwave and warming drawer. Integrated fridge/freezer and dishwasher. Double sink with mixer tap and drainer. Full height window to front aspect.

SITTING ROOM / DINING AREA

Window to the rear aspect with views over St Leonards, to the Cathedral and the countryside beyond. Television and telephone points. Door to balcony. Two



x radiators.

From the landing stairs lead to -

THIRD FLOOR

RECEPTION TWO

Window and door out to roof terrace. Radiator. Television and Telephone points.

ROOF TERRACE

Enclosed decked roof terrace with sunken lights. Views across the city to Exeter Cathedral and countryside beyond.

OUTSIDE

Decked area to rear with outside light and cold water tap. Allocated parking for 1 x car.

SERVICES

Mains gas, electric and water. Council Tax Band G.

Phone Coverage - EE, Vodaphone, Three: strong

Broadband -

Standard 15 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available May. RENT: £2250 pcm exclusive of all charges. DEPOSIT: £2596 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.

The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and

deposit.

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.

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.

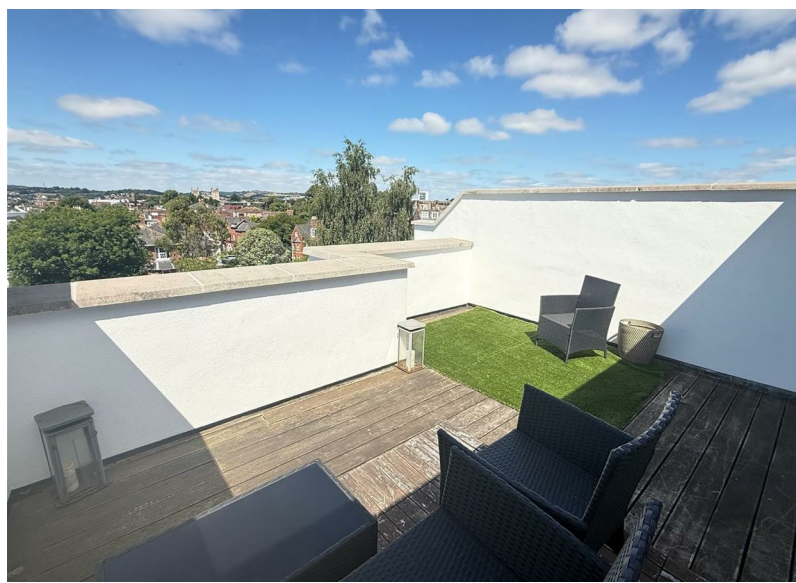
RENTERS RIGHT BILL

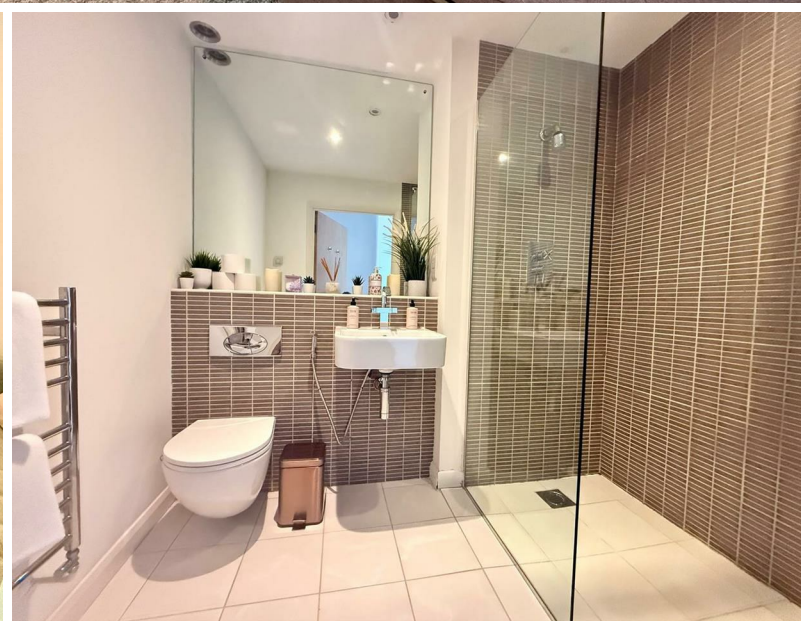
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
 01392 671598
 rentals.exeter@stags.co.uk



@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		79	85
		EU Directive 2002/91/EC	