



202B Topsham Road, Exeter, Devon EX2 6AA

A well presented part furnished second floor apartment situated in the popular area of St Leonards.

Exeter City Centre - 1.7 Miles

- Available March
- One Bedroom
- Open Plan Kitchen Living Area
- Permit Parking Available.
- EPC - E
- Council Tax Band - A
- Deposit £1153
- Sorry No Pets
- Long Term
- Tenant Fees Apply

£1,000 Per Calendar Month

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

DESCRIPTION

A well presented part furnished second floor apartment situated within walking distance of the RD&E hospital and city centre in the popular area of St Leonards. The property comprises an entrance hall, open plan living/dining/kitchen area, spacious double bedroom and bathroom. Sorry no pets. Available 21st March. Council Tax Band A. Tenant Fees Apply.

ACCOMMODATION

The front door opens to-

ENTRANCE HALLWAY

Intercom system, and storage cupboards housing meters and fuse board. Doors to -

OPEN PLAN LIVING AREA

KITCHEN

15'8"x 13'5"

Floor and wall mounted cupboards and draw units. Built in oven with four ring electric hob and extractor over. Sink and drainer with mixer tap. Window to rear aspect. Door leading to small balcony.

SITTING/DINING ROOM

19'8" x 13'5"

Window to the rear aspect and electric heater.

BEDROOM

10'5" x 7'10"

A spacious double bedroom with 2 large windows to front and electric panel heater.

BATHROOM

Bath with shower over, low level WC and wash hand basin. Obscure window to side aspect. Mounted mirror, heated towel rail.

OUTSIDE

A roof terrace can be accessed from the kitchen, this provides far reaching views of the city. Permit parking available.

SERVICES

Mains Electric and water. Council Tax Band A.

Ofcom predicted broadband services-

Ultrafast

Download: 1000 mbps

Upload: 220mbps

Mobile Coverage - Indoor: EE, Three, Vodafone -

Limited O2 - Likely Outdoor: EE, O2, Three, Vodafone

- Likely

LETTING

The property is available to let on a assured shorthold tenancy, part furnished and is available 21st March 2026. RENT: £1000 pcm exclusive of all charges. Sorry no pets allowed. 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 RIGHTS ACT

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

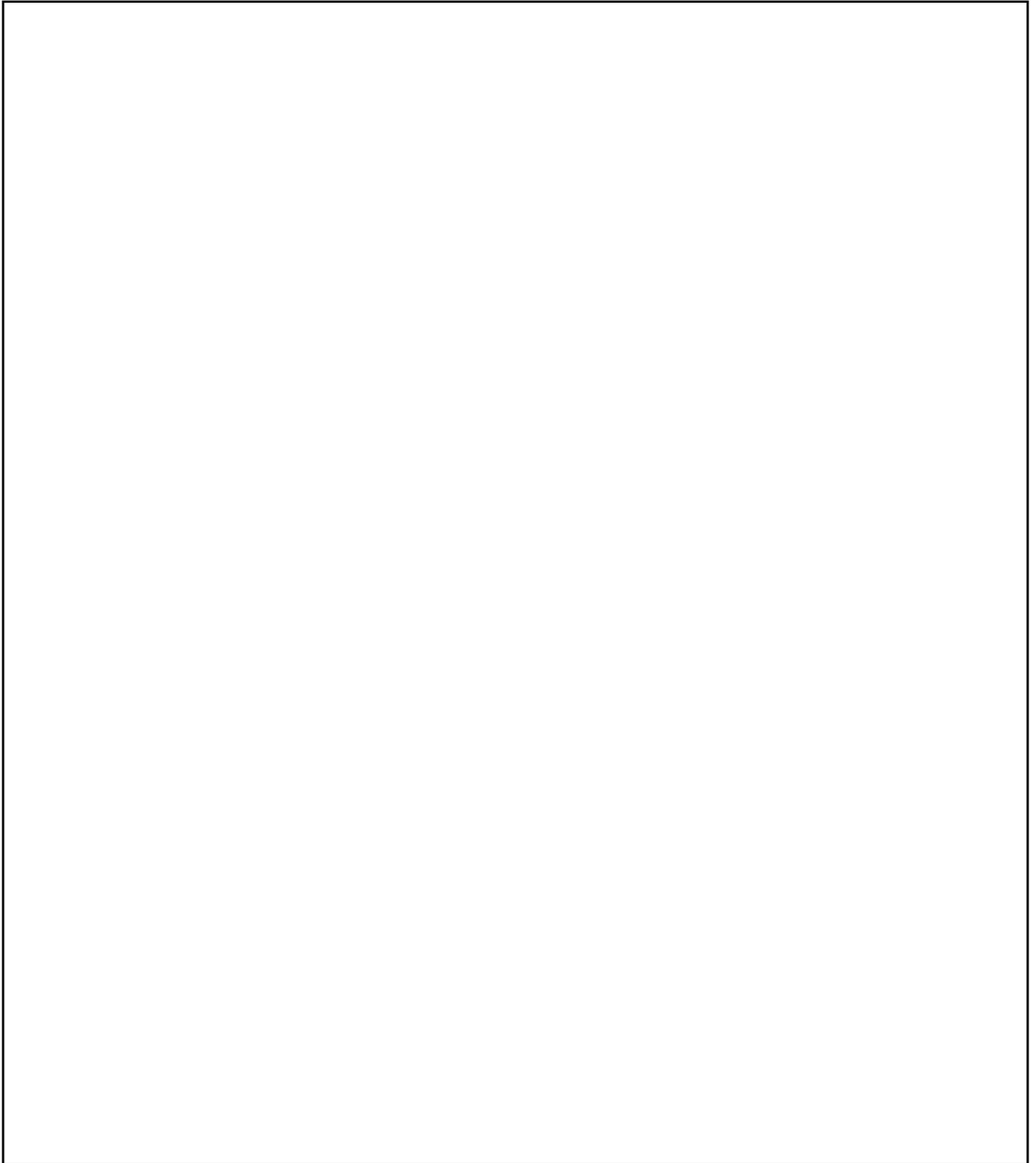
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c/_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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