

i SCA
GARDENS

**A COLLECTION OF MODERN
1, 2 & 3 BEDROOM
APARTMENTS IN EXETER**

VeryLife[®]

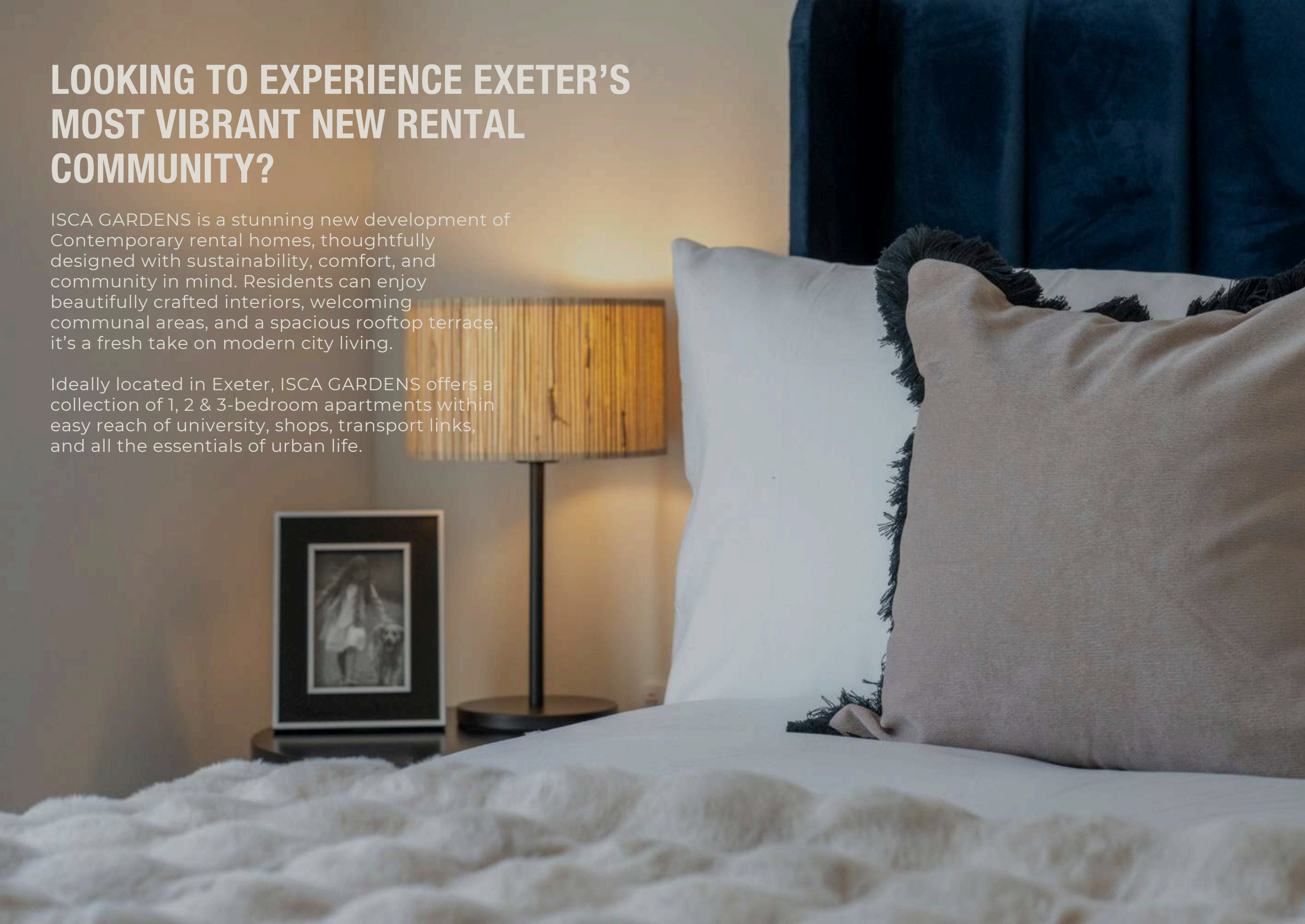


EUTOPIA
HOMES

LOOKING TO EXPERIENCE EXETER'S MOST VIBRANT NEW RENTAL COMMUNITY?

ISCA GARDENS is a stunning new development of Contemporary rental homes, thoughtfully designed with sustainability, comfort, and community in mind. Residents can enjoy beautifully crafted interiors, welcoming communal areas, and a spacious rooftop terrace, it's a fresh take on modern city living.

Ideally located in Exeter, ISCA GARDENS offers a collection of 1, 2 & 3-bedroom apartments within easy reach of university, shops, transport links, and all the essentials of urban life.





MODERN LIVING PLACED NEAR EXETER CITY CENTRE

Live Local at Isca Gardens

You'll love having everything Exeter has to offer right on your doorstep. Start your day with coffee from The Glorious Art House or Artigiano Espresso & Wine Bar, both around 10 minutes away in the city centre. For everyday essentials, Morrisons is just a 2-minute walk from Isca Gardens.

Need a bit of retail therapy? Head to Princesshay Shopping Centre (8 minutes by car or 30 minutes on foot), home to Apple, Zara, H&M, Lush, and Reiss, alongside a wide choice of cafés and restaurants. Or explore the charming Gandy Street for local boutiques, record shops, and independents.

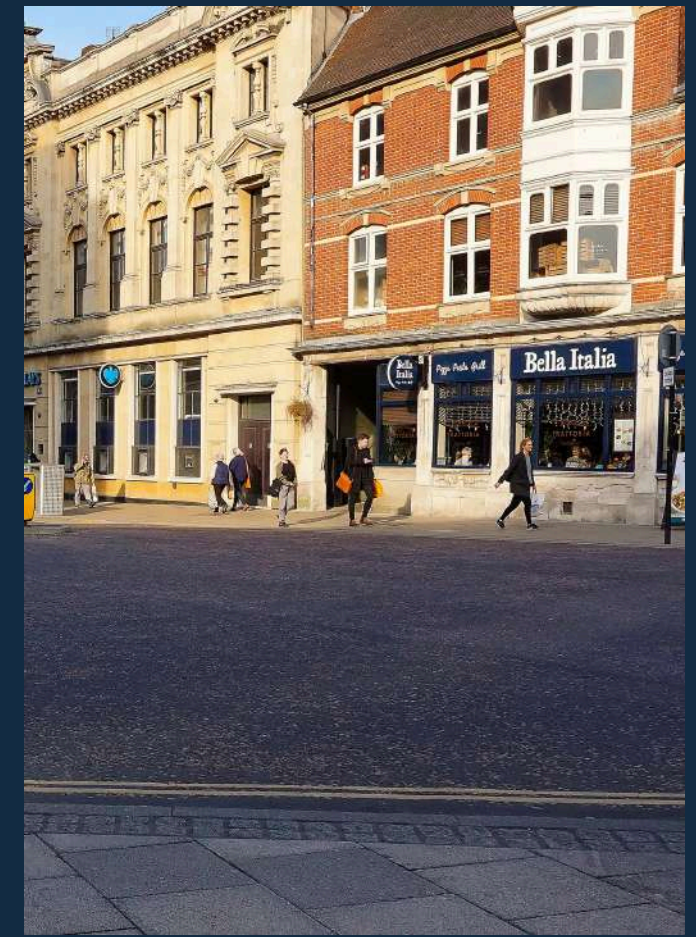
When it's time to unwind, take a stroll through Belmont Park or Bury Meadow Park, both under 30-minute walk away. For something more scenic, Exeter Quayside is just a 10-minute drive - perfect for riverside walks, paddleboarding, or dining at On the Waterfront or Rockfish.

In the evening, choose from city favourites like Mill on The Exe, Hub Box, Turk's Head, and Harry's Restaurant, or catch a performance at the Exeter Northcott Theatre or a film at the Picturehouse Cinema.

Commuting or exploring further afield is easy, too - Exeter St David's Station is a 10-minute drive and connects you to Bristol in 1 hour and London Paddington in just over 2 hours. Plus, Exeter Airport is only 15 minutes away by car.



Exeter Cathedral



Exeter City Centre

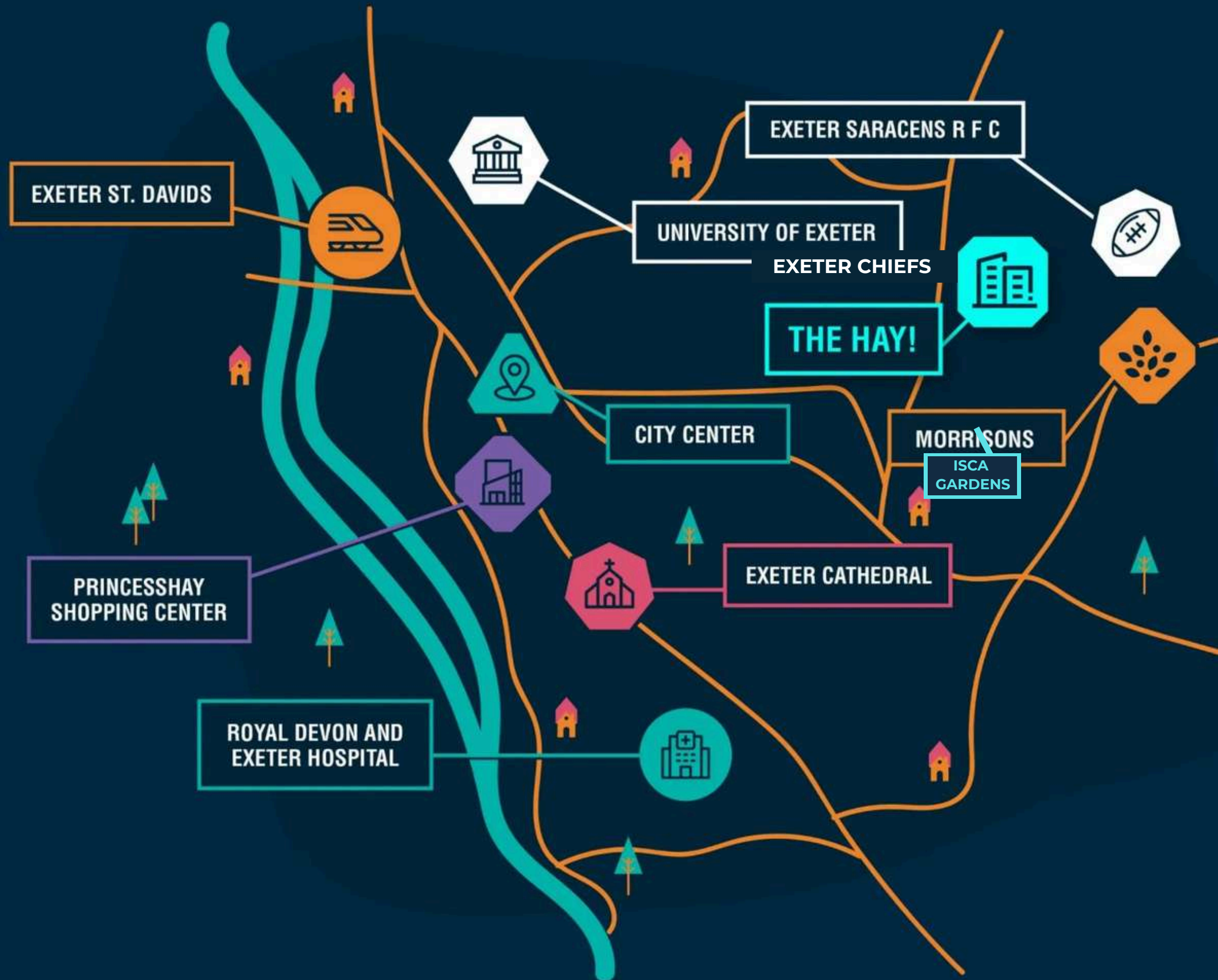


Exeter Quay

LIVE WELL AT ISCA GARDENS

Set in a vibrant corner of Exeter, Isca Gardens places you right where convenience meets character.

With easy access to local shops, cosy cafés, green open spaces, and great transport links, the area offers a relaxed yet connected feel. It's an ideal spot for anyone who wants modern living with the best of the city right on their doorstep.



WHERE PEACEFUL MORNINGS MEET LIVELY EVENINGS - IT'S ALL WITHIN REACH

Looking for a smoother, more connected way of living? At Isca Gardens, city life is close at hand. A short journey brings you straight into Exeter's vibrant centre, where museums, theatres, restaurants and cultural events give you plenty to enjoy day or night.

Prefer a slower pace now and then? Green spaces, river walks and Devon's wide-open landscapes are all within easy reach too. And with convenient road links and nearby public transport options, exploring the city - or heading further afield - couldn't be simpler.



SHOPPING. EATING. ENTERTAINING. PREPARE TO BE SPOILT FOR CHOICE.

At Isca Gardens, Exeter life is yours for the taking. Hop into the city and you're soon picking up bits and pieces, grabbing a lazy brunch, or making evening plans that turn into "one more drink?" moments. Families are well catered for too, with plenty of great schools only a short journey away.

Whether it's weekday errands or weekend adventures along the coast, living at Isca Gardens means you're never far from something to enjoy. It's the kind of place where life feels easy, connected and full of possibilities.

SHOPPING

1. Morrisons
EX4 7BY
2. Guildhall Shopping Centre
EX4 3HP
3. Princesshay
EX1 1QA
4. Marks & Spencer
EX4 3QA
5. McCoys Arcade
EX4 3AN

EDUCATION

6. Stoke Hill Junior School
EX4 7DB
7. Stoke Hill Infant and Nursery School
EX4 7DB
8. The Grosvenor Day Nursery
EX1 2HJ
9. Exeter College
EX4 4JS
10. University of Exeter
EX4 4PY

LEISURE

11. PureGym
EX4 3AX
12. Odeon Cinema
EX4 6PL
13. Vue Cinema
EX1 2DD
14. Higher Cemetery
EX1 2PX
15. Belmont Park
EX4 6SS
16. Hotel du Vin Exeter
EX2 4HY
17. Exeter Cricket Club
EX4 4PR
18. Exeter Corn Exchange
EX1 1BW
19. Sandy Park
EX2 7NN
20. Exeter Golf and Country Club
EX2 7AE
21. Cathedral Green
EX1 1HS
22. Exeter Northcott Theatre
EX4 4QB

HEALTHCARE

23. Pinhoe Dental Centre
EX4 8EH
24. The Exeter Dental Centre
EX4 3PT
25. Royal Devon and Exeter Hospital
EX2 5DW
26. Mount Pleasant Health Centre
EX4 7BW

RESTAURANTS

27. Cosy Club
EX1 1SG
28. Sabatini Exeter
EX1 1EU
29. City Gate
EX4 3RB
30. Harry's Restaurant
EX4 6AP
31. Lloyd's Lounge
EX1 1EU
32. The Botanist
EX4 3HP

33. Crave restaurant
EX2 4AE

34. Babylon
EX1 1EQ

35. Côte Basserie
EX1 1HB

36. Turtle Bay
EX4 3HP

37. BrewDog Exeter
EX4 3HP

38. Big Bakes Bakery
EX4 3SB

39. Rendezvous Wine Bar
EX1 1PE

40. Mill on the Exe
EX4 3AB

GREEN SPACES

41. Dartmoor
40 minute drive
42. Exmoor
52 minute drive
43. Haldon Forest Park
24 minute drive
44. East Devon National Landscape
37 minute drive

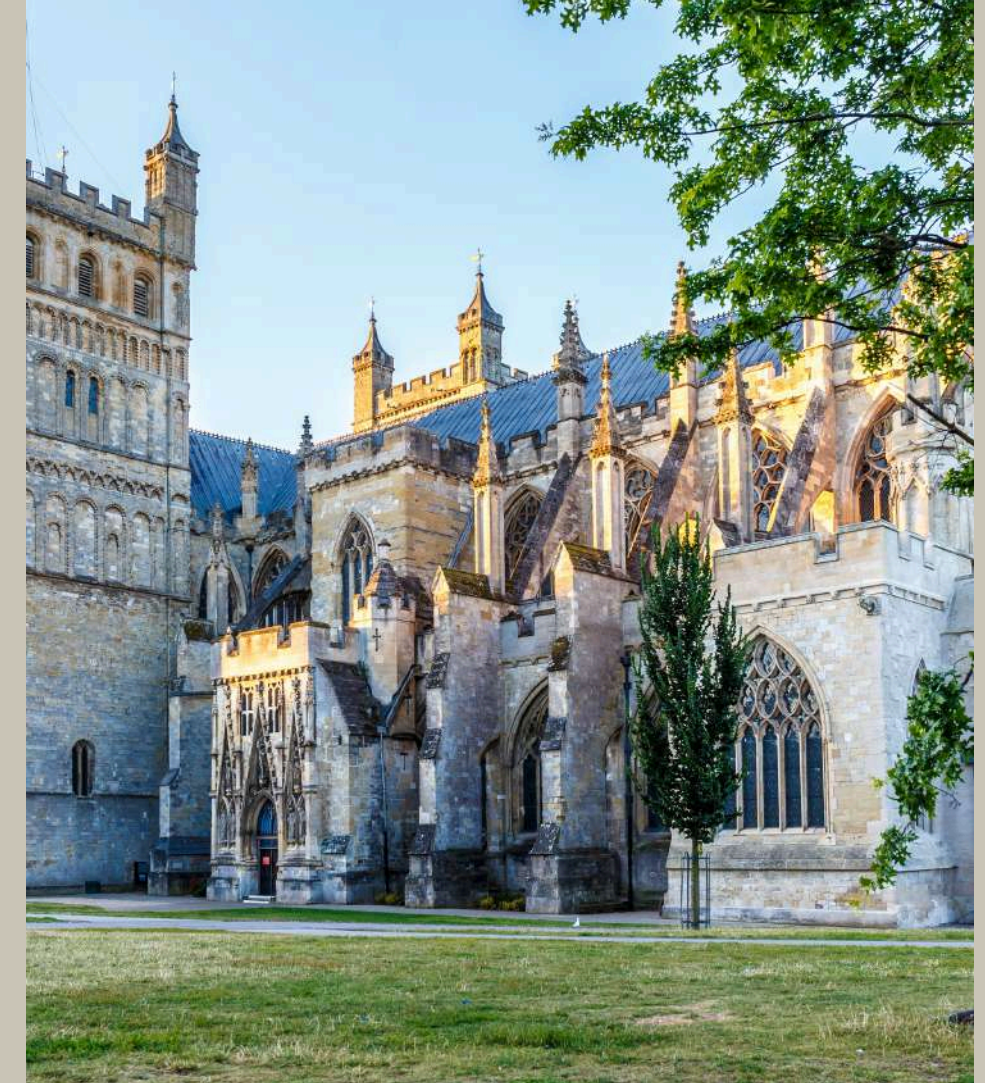


STAY CONNECTED AT ISCA GARDENS

ON FOOT, BY CAR, OR VIA RAIL, TRAVELLING FROM ISCA GARDENS COULDN'T BE SIMPLER.

From Isca Gardens, you're only moments away from Exeter's lively mix of shops, cafés, and restaurants - perfect for grabbing a coffee, meeting friends, or picking up daily essentials. A relaxed walk takes you to nearby green spaces and riverside paths, offering plenty of opportunities to unwind, get active, or enjoy the city's natural beauty.

Exeter's well-connected transport links make travelling simple, with easy access to local train stations, regular bus services, and major routes in and out of the city. Whether you're heading for a weekend escape, visiting nearby towns, or commuting further afield, living at Isca Gardens keeps everything within easy reach.



Isca Gardens, EX4 7FB

Vesta Boulevard, Exeter

	from Isca Gardens	Morrisons 3 minutes	Polsloe Priory 5 minutes	Bettysmead Playing Fields 9 minutes	Polsloe Bridge 11 minutes	Stoke Hill Allotments 15 minutes	Mincinglake Valley Park 15 minutes
	from Exeter St. David's Station	Torquay 37 mins	Plymouth 1 hour	Bristol 1 hour 25 mins	London Paddington 2 hour 9 mins	Cardiff 2 hour 20 mins	Penzance 2 hour 50 mins

LIVE, WORK AND PLAY

AT ISCA GARDENS



**AT THE HEART
OF EXETER**



**COMFORTBALE,
CONTEMPORARY
APARTEMNTS**



**ROOF TERRACE WITH
EXETER VIEWS**



**GENEROUS
BALCONIES**



**CAR SHARE
SCHEME**

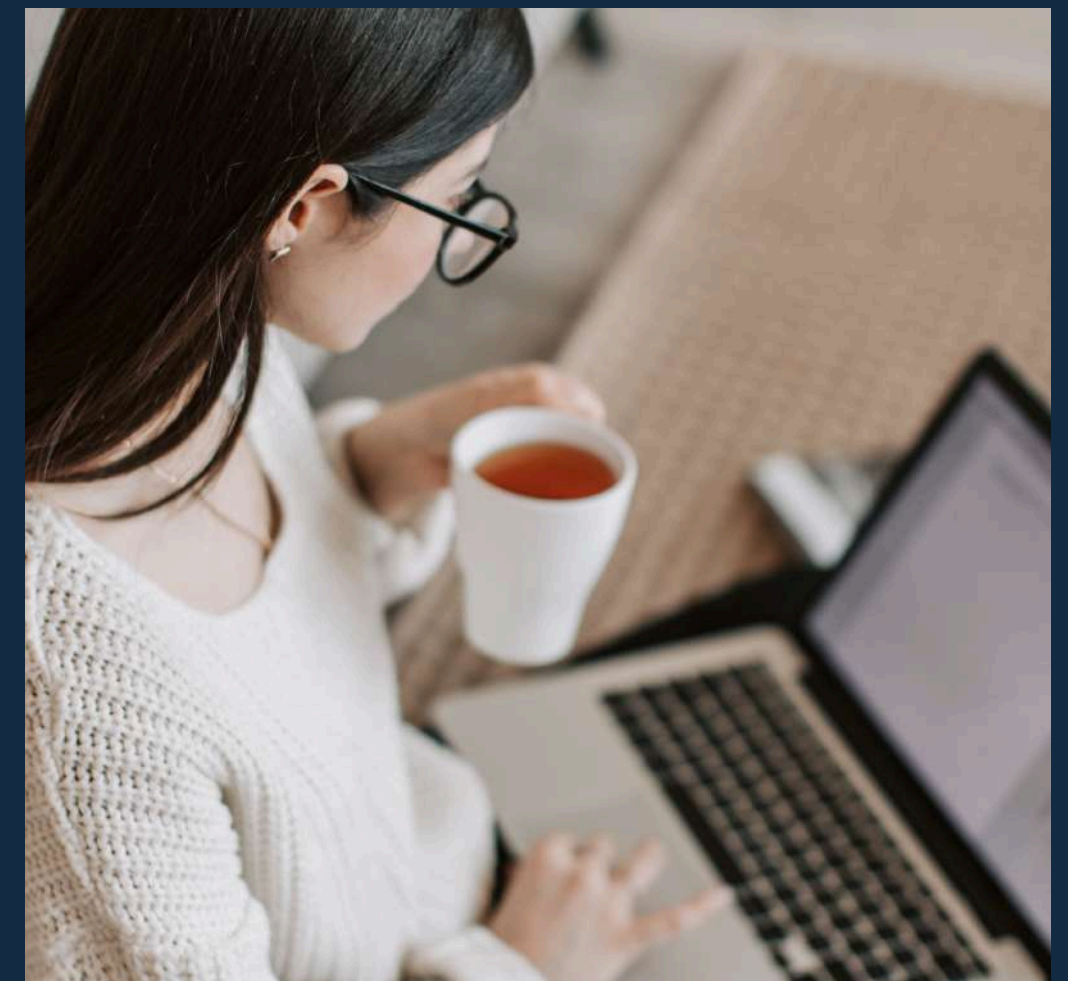


LIFE AT ISCA GARDENS FOR LIVING WELL

Isca Gardens isn't just a place to rent – it's a place to live your best life. These bright, modern homes are pet-friendly, family-friendly, and designed to make every day feel that little bit easier. Think open-plan spaces perfect for cooking, chilling or hosting, and fresh finishes that feel instantly like home.

Step outside and you've got a roof terrace made for morning coffees, sunny hangouts, or spontaneous catch-ups with neighbours. It's your own little pocket of calm before heading into the buzz of Exeter.

Inside, the vibe stays just as relaxed. Whether you're finding a cosy corner to work from home, hanging out in the community hub, or winding down after a busy day, everything is designed to fit around you. Add in secure bike storage, a super-handy resident app, and an on-site team and maintenance who actually make life easier - and suddenly renting feels fun again.





EXCLUSIVE RESIDENT CAR CLUB - POWERED BY CO-WHEELS

At Isca Gardens, we're committed to making life easier and more sustainable for our residents. That's why we've partnered with Co-wheels, a leading car-sharing service, to offer you convenient, eco-friendly access to a car right outside your doorstep.

As a resident, you'll have exclusive access to a dedicated Co-wheels car, parked on-site and ready whenever you need it. Whether it's a quick trip to the shops, a weekend getaway, or anything in between, this flexible car rental service offers you the freedom of driving without the hassle of car ownership.

With Co-wheels, you'll benefit from:

- Easy booking via the app
- Pay-as-you-go pricing—only pay for the time you use
- Sustainability—reduce your carbon footprint with this shared mobility solution

It's just one more way Isca Gardens is designed to simplify your lifestyle while promoting a greener way to live.



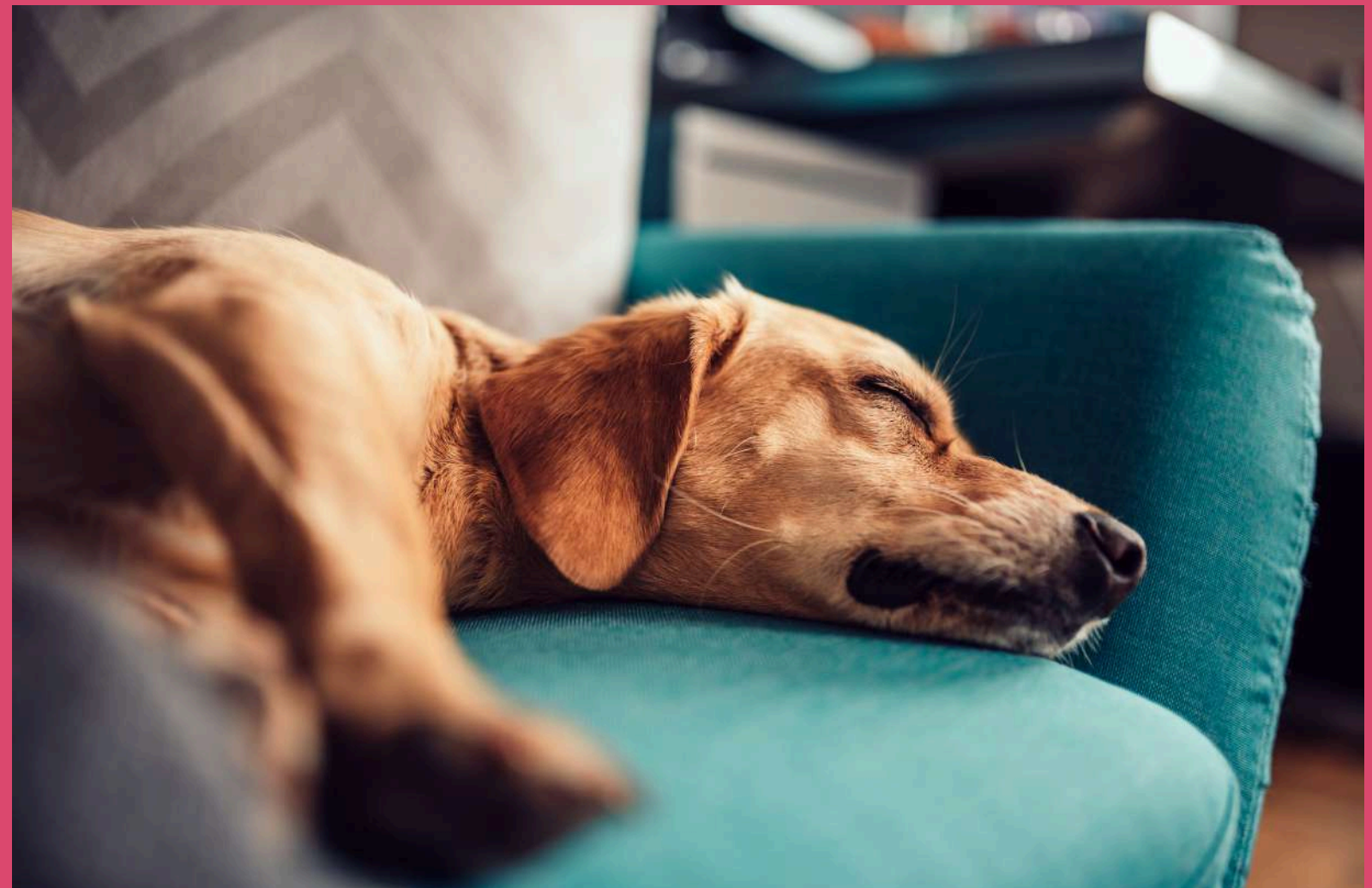
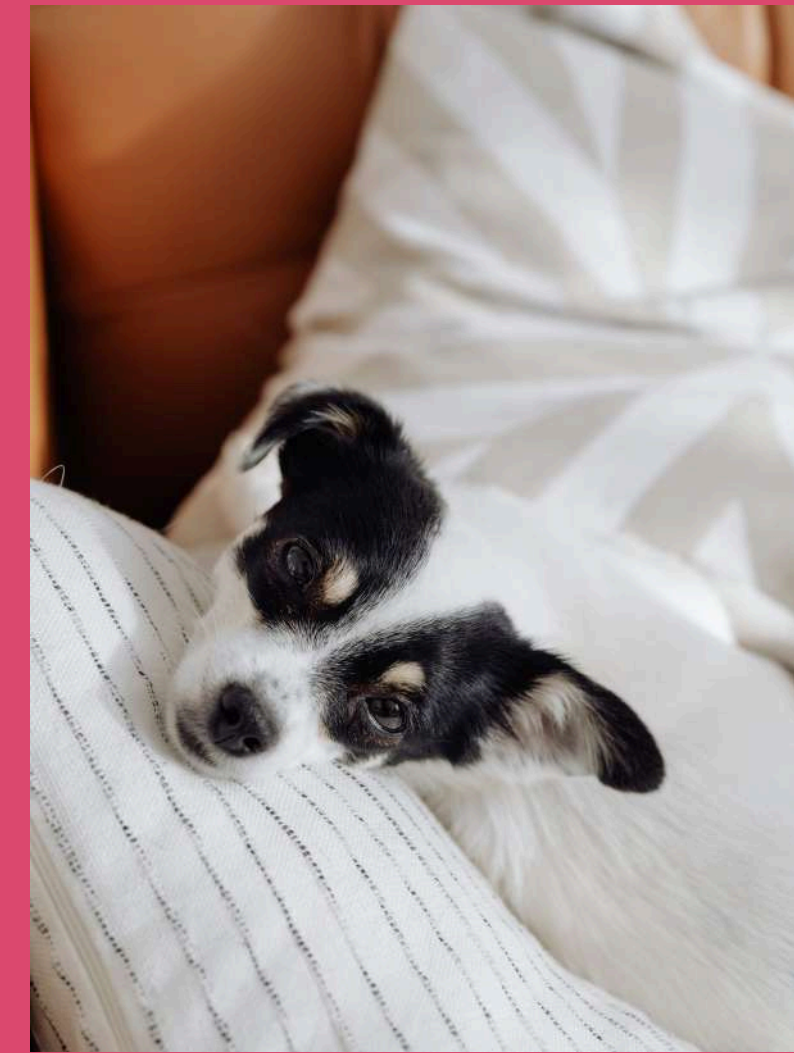
A HOME FOR YOU - AND YOUR FURRY FRIENDS

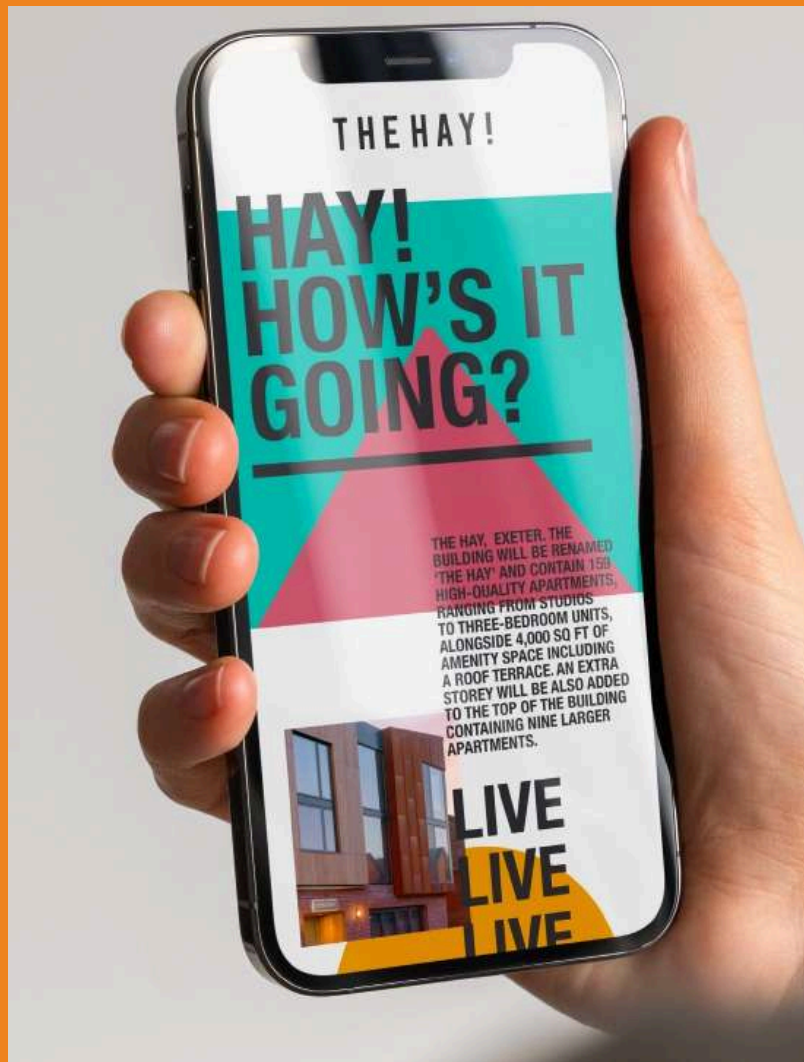
At Isca Gardens, we know pets are part of the family, and your home wouldn't be complete without them. That's why we're proud to offer a pet-friendly policy, ensuring your four-legged companions are as welcome here as you are. Located just a 5-minute walk from the stunning Mincinglake Valley Park, life at The Hay offers you and your pets access to one of Exeter's most beautiful green spaces.

Key highlights of our pet-friendly policy include:

- Spacious, pet-friendly homes designed with your lifestyle in mind.
- Convenient access to Mincinglake Valley Park for daily walks and outdoor adventures.
- Green spaces thoughtfully incorporated into The Hay development, offering tranquil areas for you and your pets to enjoy closer to home.
- A welcoming community of fellow pet lovers.

At Isca Gardens, we celebrate the joy that pets bring to our lives, offering both you and your furry friends a home you'll love.





EFFORTLESS LIVING WITH OUR PROFESSIONALLY MANAGED APARTMENTS

We believe in creating a living experience that's as convenient as it is luxurious. Our apartments are thoughtfully designed to take the stress out of day-to-day living, leaving you more time to enjoy everything life here has to offer.

Managing your home has never been easier, thanks to our exclusive residents' app. From the convenience of your phone, you can:

- Log maintenance requests quickly and easily, ensuring your home is always in top condition.
- Connect with our friendly team, who are on hand to answer questions or assist with anything you need.
- Engage with the wider community, whether it's staying updated on events or interacting with neighbours.

With our managed apartments and the residents' app, you'll experience a seamless blend of modern convenience, personalised support, and a welcoming community- all designed to make life at Isca Gardens truly exceptional.

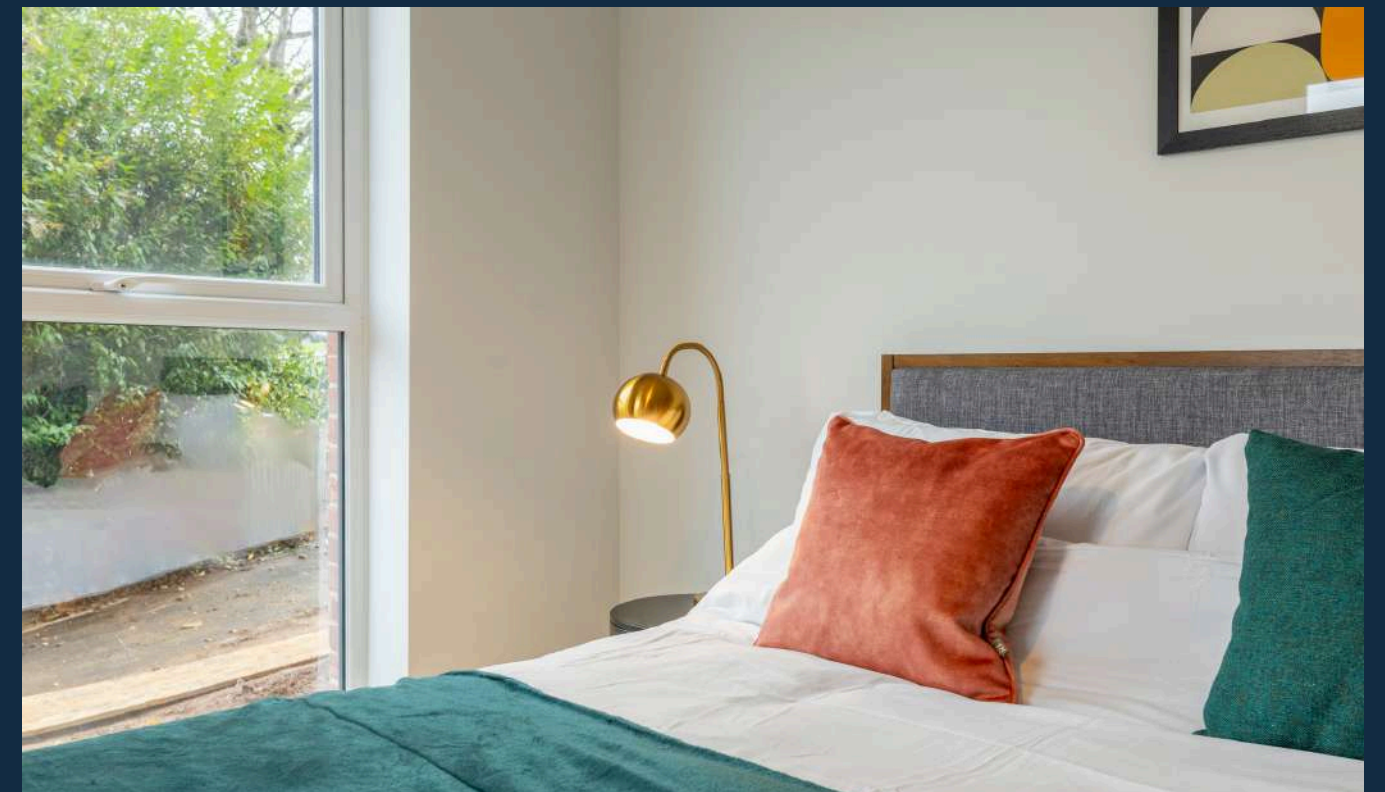
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GARDENS



LIFE'S BETTER AT ISCA GARDENS

The bright and spacious 1, 2 and 3-bedroom homes at Isca Gardens are made for modern living, with open-plan layouts, smart finishes and energy-efficient touches that help keep bills down. Each apartment is designed to feel calm, comfortable and totally your own- whether you're cooking, relaxing or working from home. Step out onto your private balcony or terrace for a breath of fresh air, or wander into the landscaped communal gardens to unwind, catch up with neighbours or grab a few peaceful minutes to yourself.

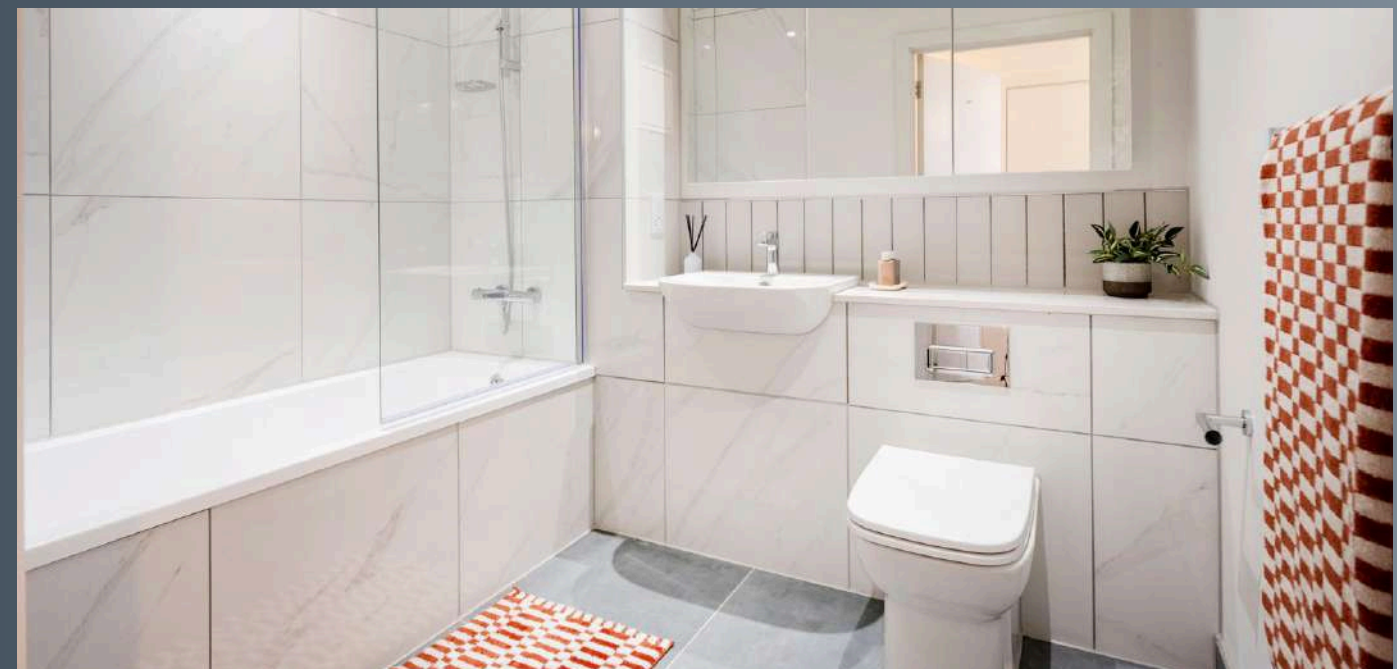
Life here is easy-going and flexible, with pet-friendly homes, practical spaces and thoughtful extras that make everyday living feel effortless. And staying connected is simple too: ultra-fast fibre cabling means you can work, stream or game without a hitch- just plug in a router and choose your provider. Prefer getting around on two wheels? Secure, free bike storage encourages greener travel and makes exploring Exeter's parks, trails and cycle routes a breeze. At Isca Gardens, everything comes together to create a lifestyle that's modern, connected and designed to just work.



1 BEDROOM APARTMENTS

WELCOME TO YOUR STYLISH, SPACIOUS NEW HOME.

Our brand-new, one-bedroom apartments at Isca Gardens, offers you the freedom to create a home that suits your lifestyle. With spacious open-plan living areas and modern finishes throughout, these apartments are designed for comfort and flexibility. The kitchen is thoughtfully designed and ready for your personal touch, while the spacious bedroom features built-in storage to help keep the space organised. A contemporary en-suite bathroom completes the apartment, offering both style and practicality. Ideal for anyone seeking a modern home that combines comfort and convenience in Exeter.



ONE BEDROOM APARTMENT

Below are some examples of a typical one bedroom apartment

ONE BEDROOM APARTMENT

1 BEDROOM 1 BATHROOM FROM 51.2

APARTMENT TYPE 1

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

ONE BEDROOM APARTMENT

1 BEDROOM 1 BATHROOM FROM 57.7

APARTMENT TYPE 2

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

ONE BEDROOM APARTMENT

1 BEDROOM 1 BATHROOM FROM 59.6

APARTMENT TYPE 3

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

ONE BEDROOM APARTMENT

1 BEDROOM 1 BATHROOM FROM 51.2

APARTMENT TYPE 4

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

ONE BEDROOM APARTMENT

1 BEDROOM 1 BATHROOM FROM 51.2

APARTMENT TYPE 5

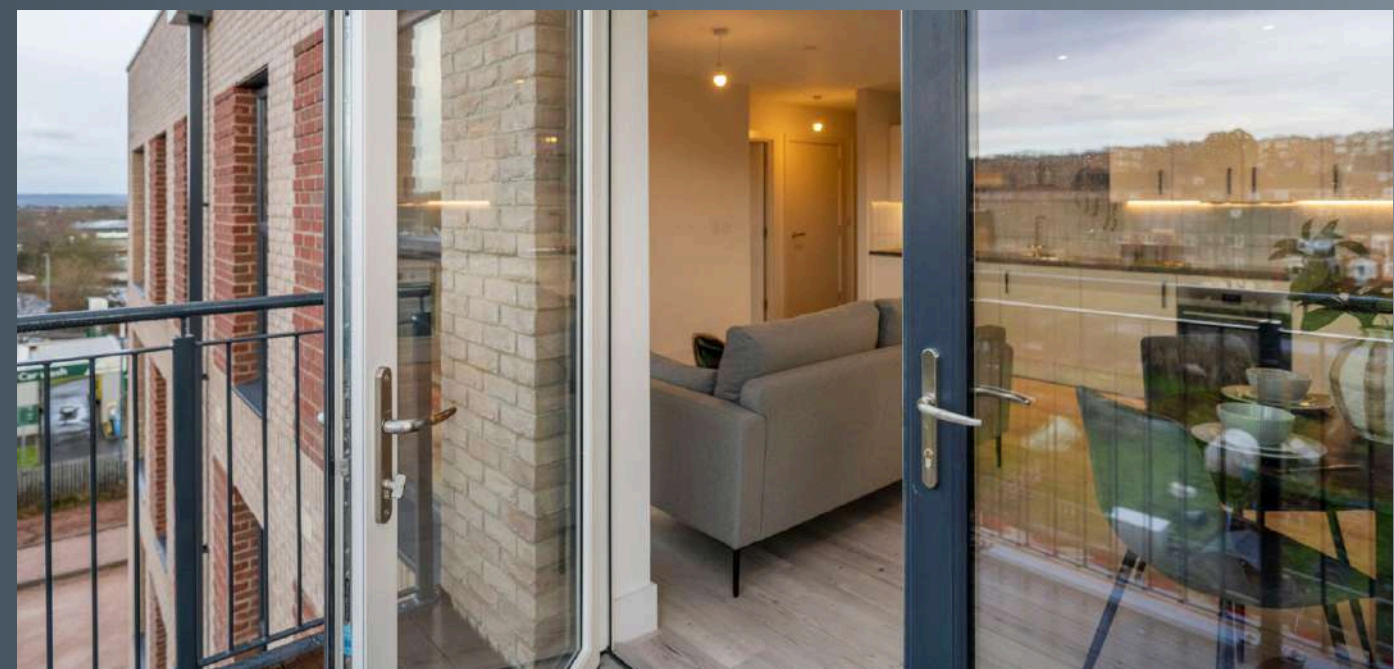
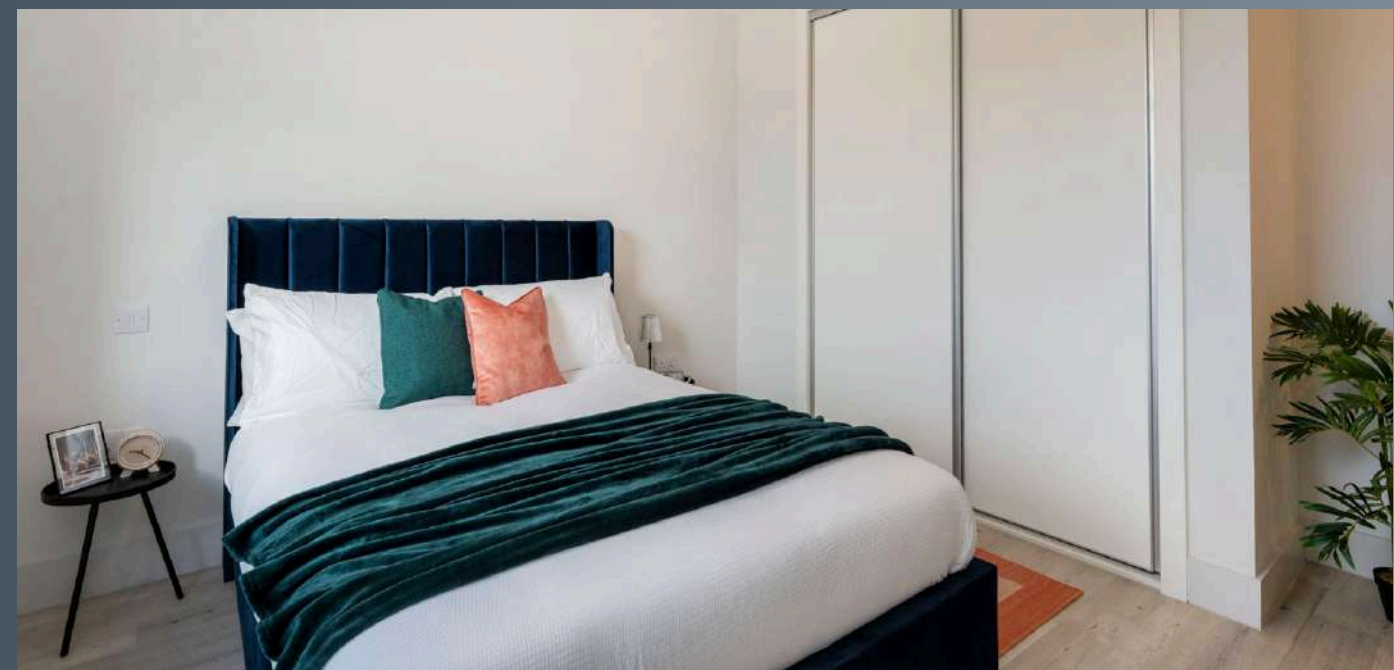
PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

Please note: Our floor plans are for illustrative purposes. The exact design, size & layout of your apartment may vary. Please speak to our resident team for full information

2 BEDROOM APARTMENTS

TAKE IT TO THE NEXT LEVEL.

The brand-new two-bedroom apartments at Isca Gardens provide an ideal balance of space and functionality. Each apartment features an open-plan living area with a contemporary kitchen, fully equipped with built-in appliances including a four-ring hob, dishwasher, and washing machine. Both bedrooms are generously sized and benefit from en-suite bathrooms and built-in storage, ensuring comfort and privacy for every resident. Additional storage cupboards throughout the home add further practicality. Ideal for couples, sharers, or small families seeking modern living in the heart of Exeter.



TWO BEDROOM APARTMENT

Below are some examples of a typical two bedroom apartment

TWO BEDROOM APARTMENT

2 BEDROOM 1 BATHROOM FROM 73.1

iSCA GARDENS

APARTMENT TYPE 1

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

TWO BEDROOM APARTMENT

2 BEDROOM 1 BATHROOM FROM 65.3

iSCA GARDENS

APARTMENT TYPE 2

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

TWO BEDROOM APARTMENT

2 BEDROOM 1 BATHROOM FROM 71

iSCA GARDENS

APARTMENT TYPE 3

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

TWO BEDROOM APARTMENT

2 BEDROOM 1 BATHROOM FROM 64.8

iSCA GARDENS

APARTMENT TYPE 4

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

TWO BEDROOM APARTMENT

2 BEDROOM 2 BATHROOM FROM 77.9

iSCA GARDENS

APARTMENT TYPE 5

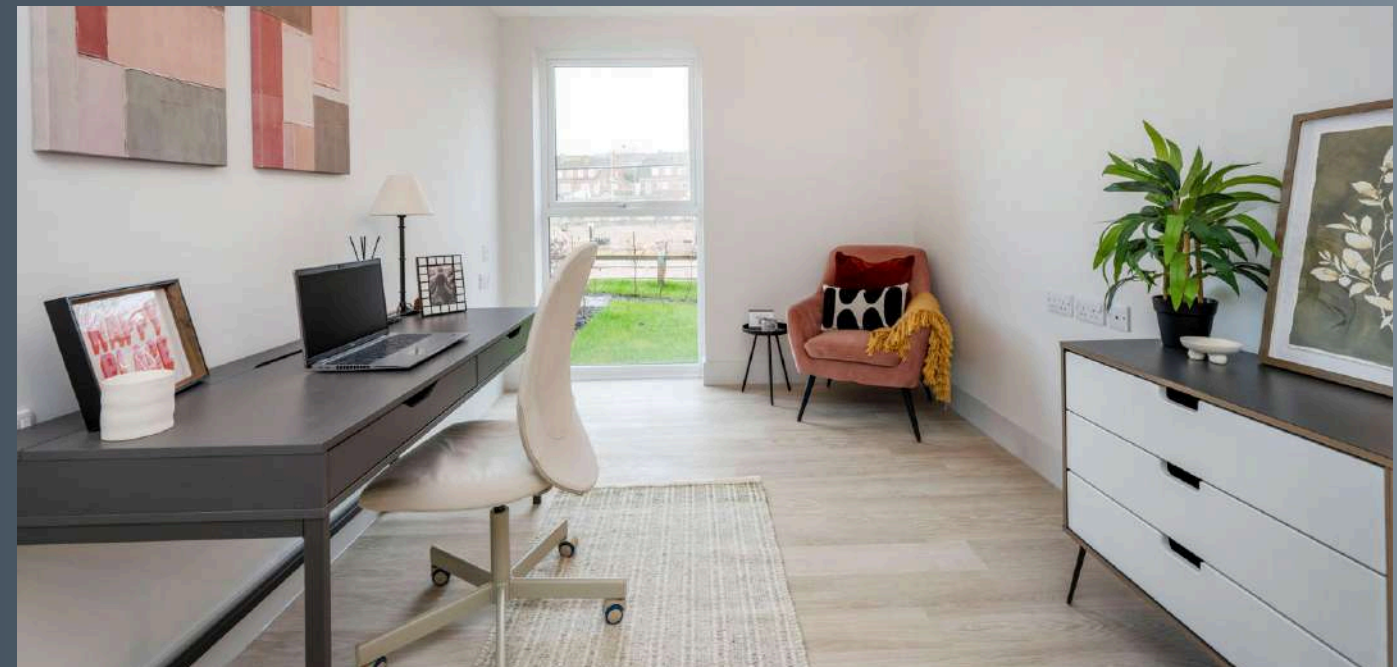
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3 BEDROOM APARTMENTS

ELEVATE YOUR LIFESTYLE

Designed for flexibility and space, the brand-new three-bedroom apartments at Isca Gardens cater to families, professionals, or those working from home. Large open-plan living areas are perfect for entertaining or relaxing, complemented by a sleek kitchen with modern appliances and generous workspace. Each bedroom includes built-in storage, while the stylish bathrooms provide comfort and convenience for all residents. These apartments offer an ideal combination of space, functionality, and contemporary design in a prime Exeter location.



THREE BEDROOM APARTMENT

Below are some examples of a typical three bedroom apartment

THREE BEDROOM APARTMENT

3 BEDROOM 2 BATHROOM FROM 87



iSCA GARDENS

APARTMENT TYPE 1

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

Detailed description: This floor plan for Apartment Type 1 shows a rectangular layout. At the top is a large Living/Kitchen/Dining area. To the right is Bedroom 3. Below the living area is Bedroom 2, a Utility room, and a Bathroom. At the bottom is the Master Bedroom with an En Suite, and a Store area. The iSCA GARDENS logo is in the top right, and the apartment type label is in the bottom right.

THREE BEDROOM APARTMENT

3 BEDROOM 2 BATHROOM FROM 87.8



iSCA GARDENS

APARTMENT TYPE 2

PLEASE NOTE THAT OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES & EXACT DESIGN & LAYOUT MAY VARY

Detailed description: This floor plan for Apartment Type 2 shows a rectangular layout. At the top is a large Living/Kitchen/Dining area. To the left is Bedroom 3. Below the living area is a Bathroom, a Utility room, and Bedroom 2. At the bottom is the Master Bedroom with an En Suite. A Store area is located between the Utility room and the Master Bedroom. The iSCA GARDENS logo is in the top right, and the apartment type label is in the bottom right.

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ARE YOU A KEY WORKER?

Isca Gardens will provide eighteen homes for Exeter's essential workers at reduced market rents.

If you're a public sector employee that works in the city of Exeter who provides frontline services in areas including health, education and community safety, you may be eligible. Key workers include, NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

TO QUALIFY, AS WELL AS BEING ONE OF EXETER'S ESSENTIAL WORKERS AS DESCRIBED ABOVE, YOU MUST ALSO

Have lived in Exeter for at least **twelve months** from when you move in

Have a maximum gross annual income of **£42,144.31** or below if seeking to rent a 1 or 2 bed apartment

Have a maximum gross annual income of **£55,637.77** or below if seeking to rent a 3 bed apartment



KEY WORKERS

We have 18 apartments dedicated to key workers at a discounted market rate.

Prices :

- 1 Bedroom apartments from £1,080 pcm
- 2 Bedroom apartments from £1,400 pcm
- 3 Bedroom apartments from £1,800 pcm

Register today at:

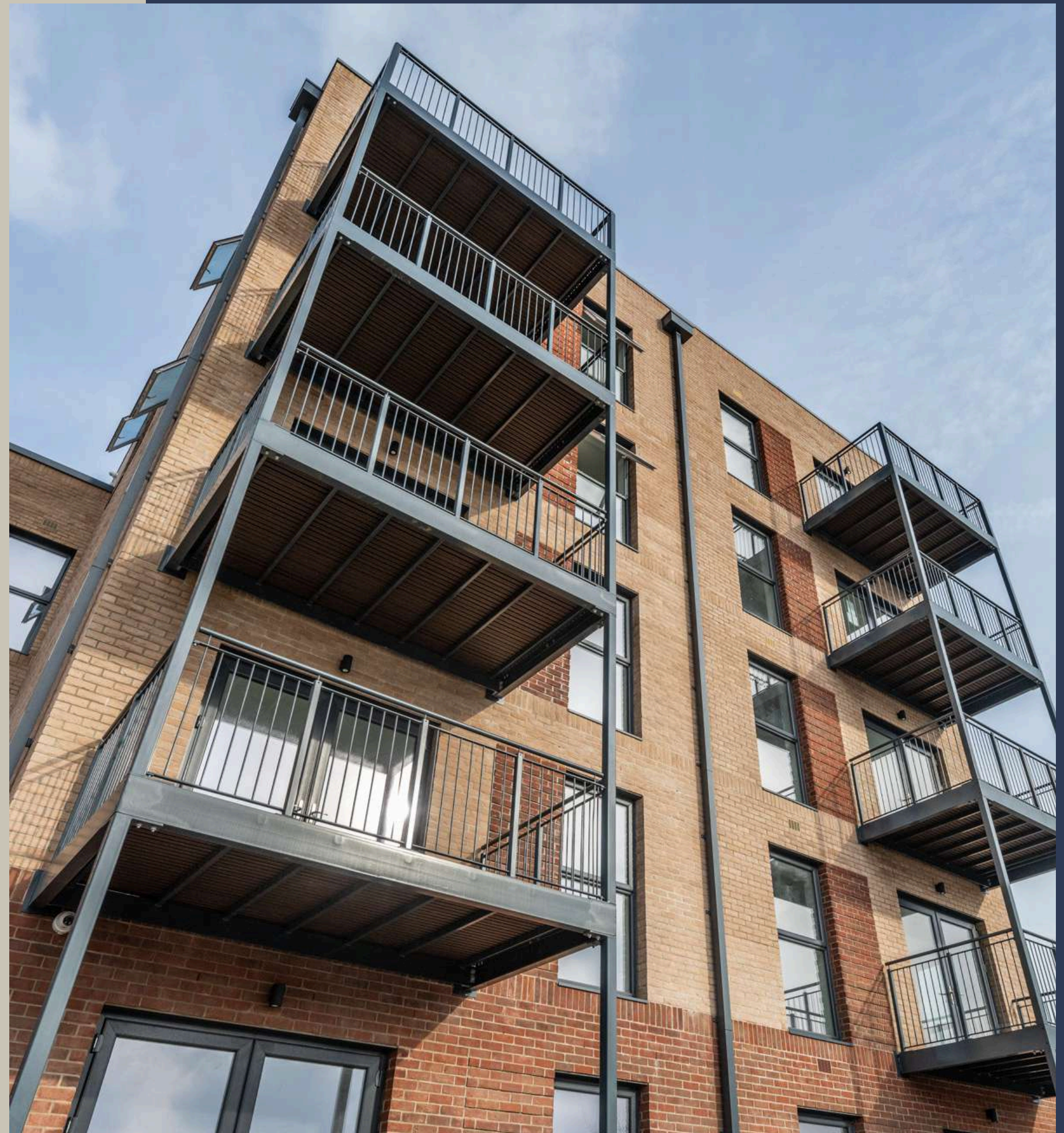
thehay.co.uk/isca-gardens-apartments

REGISTER WITH US TODAY!

Want to find out more about living at
Isca Gardens?

Register your interest now at-
[www.thehay.co.uk/isca-gardens-
apartments/](http://www.thehay.co.uk/isca-gardens-apartments/)

We look forward to hearing from you!





ISCA GARDENS,
VESTA BOULEVARD, EXETER, EX4 7FB

THEHAYANDISCA@VERV-LIFE.COM

VERV-LIFE.COM

0333 060 9206



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