

STAGS

4 Priory Gardens, Friernhay Street, Exeter, Devon EX4 3AP

A well presented modern townhouse situated in the city centre.

City Centre / St Davids 0.5 Miles

• Available Immediately • Central Position • Three Bedroom Townhouse • Recently Renovated • Unfurnished • Privately Owned Parking Space and Enclosed Courtyard • EPC Band C • Deposit: £1,557 • Council Tax Band D • Tenant Fees Apply

£1,350 Per Calendar Month

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

DESCRIPTION
A well presented, modern townhouse with privately owned parking space, near the city centre. The property overlooks gardens and lawn of the ancient Priory. The Cathedral, city centre and quayside are within easy walking distance, with main transport links to London, Bristol, Plymouth and the South Coast. The Spacious accommodation is arranged over three floors, comprising entrance hall, kitchen, sitting/dining room, 3 bedrooms and a bathroom. From the sitting/dining room, sliding double-glazed doors open onto an enclosed, easily-maintained courtyard garden. A privately owned parking space is adjacent. Gas-fired central heating. EPC Band C. Available immediately. Tenant fees apply.

ACCOMMODATION
Shared path running along Priory Gardens. Covered porch to entrance door with inset glazed panels.

ENTRANCE HALL
Laminate flooring, doors and stairs leading off. Storage cupboard with meters and control unit.

KITCHEN
A range of newly fitted base and wall mounted units to ceramic tile splash-back and worktops. Stainless steel sink, fitted electric oven, 4 burner gas hob with cooker hood over. Under counter washing machine, fridge and freezer, wall mounted gas-fired boiler. Vinyl flooring. Window over-looking gardens and lawn to the front of the property.

SITTING / DINING ROOM 11'10" x 15'8"
Full length sliding double-glazed doors leading to the garden, laminate flooring, electric fireplace with mantel piece over. Radiator and under-stairs cupboard.

STAIRS & LANDING
Carpet, doors leading off the landing.

BEDROOM 1 11'10" x 9'10"
Double room, insulated windows looking to the rear garden. Carpet.

BEDROOM 2 9'2" x 11'10"
Double room, windows overlooking gardens and lawns to the front of the property, Carpet.

BATHROOM
White suite fitted and comprising of panelled bath with electric shower over, WC and hand basin to ceramic tile splash back. Vinyl flooring.

STAIRS
Carpet. Useful eaves storage cupboard to the landing with window over.

BEDROOM 3 16'8" x 8'5"
Double room with 2 opening skylights. Laminate flooring. Eaves storage cupboards.

OUTSIDE
Enclosed partially paved rear courtyard which leads to gravel area. One privately owned parking space nearby. To the front of the property there are communal gardens.

SERVICES
Mains water and drainage, gas-fired central heating. Council Tax Band D.
Broadband Speed - Ultrafast 1800 Mbps 220 Mbps
Phone Speed - EE, Vodaphone, Three O2 - Good



SITUATION

The property enjoys a secluded position overlooking the gardens of the ancient priory, whose lawns and flower beds, wisteria and magnolia are maintained by 'The Friends of the Priory Gardens'. Priory Gardens enjoys a privileged position within easy walking distance of Exeter Cathedral and the historic centre. (Note: The property's courtyard garden is restricted to only shallow planting- less than 1m- to protect possible Roman artefacts). Bus links to the University and Hospital are close by.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,350 pcm exclusive of all charges. DEPOSIT: £1,557 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. 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.

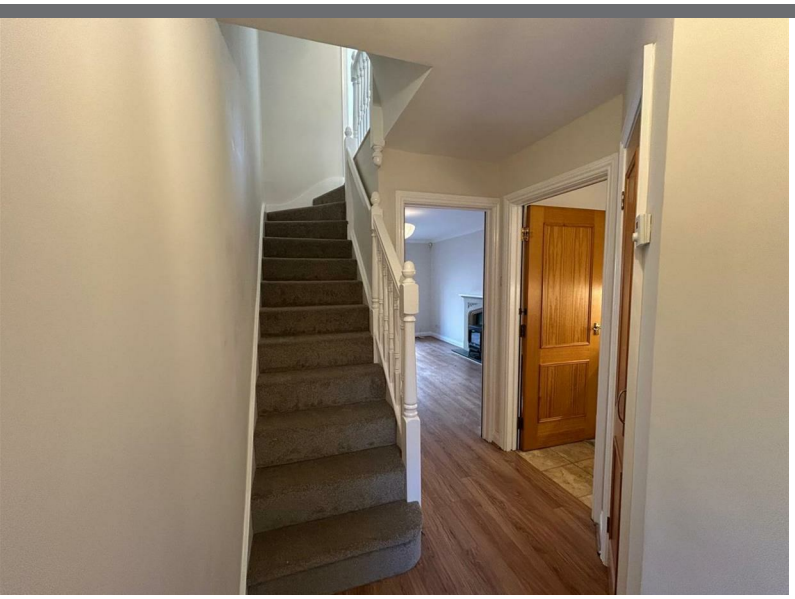
TENANT PROTECTION

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

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.















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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