



STAGS

Basement Flat, 67 Magdalen Street, Exeter, Devon EX2 4HN

A two bedroom apartment situated in a central position and being only a short walk from the city centre. County Hall and the Hospital are also easily accessible and in addition there are local public transport links to Exeter Business Park.

Exeter City Centre 0.5 miles / St Davids Train Station 1.5 miles

• Available Now • City Centre Location • Two Double Bedrooms • Open Plan Kitchen Living Area • Gas Central Heating • Council Tax Band A • Term - 6 or 12 months • Sorry no Pets • Deposit: £923 • Tenant Fees Apply

£800 Per Calendar Month

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

DESCRIPTION

A two bedroom apartment situated in a central position and being only a short walk from the city centre. County Hall and the Hospital are also easily accessible and in addition there are local public transport links to Exeter Business Park. The accommodation comprises: Communal front door leading into the communal entrance hall. The apartment has it's own front door leading into: hallway, fitted kitchen, sitting room, two double bedrooms and bathroom. Available Immediately. Tenant Fees Apply.

ACCOMMODATION

Front door leads to -

HALLWAY

Storage cupboard with shelving and rail. Radiator. Doors to -

OPEN PLAN KITCHEN LIVING AREA

KITCHEN 13'3" x 10'2"

Floor and wall mounted cupboard and drawer units. Sink

with mixer tap and drainer. Built in oven and four ring gas hob with extractor over. Radiator, shelving and storage cupboard in alcove.

LIVING AREA 16'0" x 11'1"

Window to the front aspect. The living area has two radiators, a storage cupboard housing the boiler and a window to the rear. Back door out to courtyard.

BEDROOM ONE 11'5" x 10'9"

Double bedroom with radiator and window to the rear.

BEDROOM TWO 12'5" x 11'1"

Window to the front aspect and radiator.

BATHROOM

Bath with shower over, low level WC and wash hand basin with mirror over. Radiator.

OUTSIDE

Courtyard to the rear of the property.

SERVICES

Mains electricity, gas, water and drainage. Council Tax Band A.



SITUATION

Within easy walking distance of the city centre. There is good access via Topsham Road to the M5/A38/A30 road junctions. All the major amenities which Exeter has to offer, including pubs, restaurants and major shopping facilities are within easy reach.

DIRECTIONS

From Stags city centre offices, turn right onto Western Way from Barnfield Road, continue along Western Way, after a short distance and at the start of Magdalen Street and after a short distance the property will be found on your right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £800 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £923 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.





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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus) A			
121-181) B			
69-120) C			
35-68) D			
13-34) E			
1-12) F			
0-1) G			
Not energy efficient - higher running costs			
		67	80
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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