



**STAGS**

Flat 4 18 Sylvan Road, Exeter, Devon EX4 6EW

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First floor flat situated within a popular residential area of Pennsylvania. Parking Available.

Exeter City Centre

• Available End of January • Open Plan Kitchen/Living Room • White Goods Included • PARKING  
1 X CAR • Shared Garden • Available Beginning of November • Council Tax Band A • Deposit:  
£1211 • Sorry No Pets • Tenant Fees Apply

**£1,050 Per Calendar Month**

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A selection of five, well appointed and spacious apartments forming this development in the popular residential area of Pennsylvania. These apartments have been finished to the highest standards including carpets, oak flooring and double glazing throughout. Each stylish and modern apartment had dishwasher, washer dryer, fridge freezer, built in oven and hob and own gas boiler supplying heating and hot water.

Flat 4 is situated on the first floor with accommodation comprising: Entrance hallway, sitting room, fitted kitchen including appliances. Double bedroom and shower room. Driveway parking for one car. Gas central heating. Shared garden. Sorry no pets. Available end of January 2025.

## ACCOMMODATION

Front door to: communal entrance hall with stairs rising to the first floor.

## FLAT 4

Entrance hallway leading to -:

## KITCHEN/SITTING ROOM

A good range of light grey wall and base, contemporary kitchen units with built-in oven, hob and extractor fan, integrated fridge/freezer and dishwasher. Freestanding washer/dryer. Wooden flooring. Cupboard housing the gas boiler providing domestic hot water and heating. Radiator. Telephone entry system.

Living area comprises: carpet, large double glazed window to the front aspect with views over the city. Radiator.

## INNER HALLWAY

Carpet, with doors to -

## SHOWER ROOM

White WC and wash hand basin inset in vanity unit with mirror, Shower cubicle with mains shower. Vinyl. Chrome heated towel rail.

## BEDROOM

Double bedroom with wardrobe and carpet. Double glazed window to the rear aspect overlooking the rear garden, radiator.

## OUTSIDE

Parking on the driveway for one car. Shared residents cycle rack, shared garden.

## SERVICES

Mains electricity, gas, water and drainage. Council Tax Band A (ref: 106655901804)

## SITUATION

Pennsylvania is one of Exeter's most favoured areas, situated in an elevated position and within walking distance of the city centre. Exeter affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities.



The M5 motorway is easily accessible and provides links to the A30 and A38 trunk roads. The city has two mainline railway stations on the Paddington and Waterloo lines and an international airport with direct daily flights to many major cities both in the UK and Europe.

### LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available End of January.  
RENT: £1050 pcm exclusive of all charges. Sorry no pets allowed.  
DEPOSIT: £1211 returnable at end of tenancy subject to any deductions. Held with My Deposits. 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	