



53A Longbrook Street, Exeter, Devon EX4 6AS

Centrally positioned, spacious three bedroom unfurnished period apartment.

Exeter City Centre

- Two Storey Apartment
- Three Bedrooms
- Water and Electric Included
- Allocated Parking Space
- Shared Garden
- Available Early September
- Deposit: £1500
- Council Tax Band B
- Sorry No Pets
- Tenant Fees Apply

£1,300 Per Calendar Month

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

## DESCRIPTION

Centrally positioned, spacious, three bedroom unfurnished converted period apartment with allocated parking space. The spacious and light accommodation is arranged over the first and second floors and comprises; entrance hall, kitchen/dining room, sitting room, bathroom, 2 double bedrooms and a single bedroom/study. Garden with designated parking space and large balcony which is accessed from the kitchen/dining room. Gas-fired heating. Unfurnished. EPC Band D. Available Early September. Term: 6 Months +. Tenant fees apply.

## ACCOMMODATION

Shared entrance initially with a professional office, door leading off to.

## STAIRS/LANDING

Carpet laid, door leading off to a half landing. Further stairs leading to the landing and doors to sitting room and kitchen/dining room.

## BATHROOM

White modern suite comprising: wash hand basin, panel bath and WC. Separate shower cubicle, ceramic tile splashback, vinyl flooring, obscured window to the rear.

## KITCHEN/DINING ROOM

**12'1" x 11'1"**

Good sized room with oak flooring laid. Partly glazed door leading to a pleasant balcony area which leads down to the garden. Range of wall and base units to worktops and tile splashback, fitted electric ceramic hob and electric oven fridge/freezer, washing machine and dishwasher, sink. Space for a dining room table.

## SITTING ROOM

**16'4" x 12'1"**

Two period sash windows to the front aspect, decorative fireplace. Carpet laid.

## STAIRS & LANDING

Carpet laid, varnished to white gloss stair furniture. Spacious landing area, doors leading to:

### BEDROOM 1

**12'9" x 11'1"**

Double room, sash window looking to the front aspect, fitted cupboard.

### BEDROOM 2

**13'2" x 8'6"**

Good sized double, sash window to the rear aspect, carpet laid, fitted cupboard and hand basin.

### BEDROOM 3

**9'6" x 8'2"**

Single bedroom/study, sash window to the front aspect. Carpet laid.

## OUTSIDE

To the rear of the property there will be a designated parking area which opens onto the garden. The garden which is maintained and shared by the Landlord and is paved to gravelled side beds. Useful storage room accessed from the garden on the lower ground level, stairs up to balcony. Residents Parking can also be applied for through the Local Authority.

## SITUATION

The property enjoys a central position less than 5 minutes walking distance from the city centre. The public transport links, to include rail and bus, are as easily accessible. In addition, the local transport links access Exeter Business Parks, the Met office, The Hospital and County Hall.

## SERVICES

Mains water/drainage, gas and electric. Council Tax band B. Electric and water costs included in the rent.

Phone Coverage: EE, Vodafone - strong / 02, Three - average



Broadband: Standard: 17 Mbps / 1 Mbps Good  
Superfast 80 Mbps / 20 Mbps Good  
Ultrafast 1800 Mbps /220 Mbps  
Provided by Ofcom

## DIRECTIONS

From the Stags Southernhay office, head up the High Street towards Paris Street and New North Road. Turn left onto New North Road by John Lewis Department store at the cross junction and then immediately right onto Longbrook Street. Continue along Longbrook Street on the left hand side and 53a will found shortly after the Internet cafe.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available early September. RENT: £1300pcm including water and electric. Sorry no pets allowed. DEPOSIT: £1500 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 Propertmark, RICS and Tenancy Deposit Scheme.

## RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC