



13 Trinity Court , Southernhay East, Exeter, EX1 1PD

A beautifully presented one bedroom apartment situated within the heart of Exeter's City Centre.

Exeter City Centre

- Available Now • Modern City Centre Apartment • One Bedroom • Lift access to apartment • Close to amenities • Council Tax Band – B • EPC - B • Deposit: £1500 • Term: Long Term • Tenant Fees Apply

£1,300 Per Calendar Month

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

DESCRIPTION

This modern apartment has a considered layout making for a versatile living space. The open plan kitchen/dining and living room provides light and airy accommodation as well as benefitting from a generously sized double bedroom with integrated storage. A well-presented bathroom makes up the remainder of the property. Within the building are clean and tidy communal areas and a lift.

ACCOMMODATION

Upon entrance into the hallway to the righthand side is a useful storage cupboard, through the door on the right is the bathroom complete with all fittings. Also, off the hallway in front of you is access to the bedroom, a generous double with built in storage and dual aspect providing a light and airy feel. To the left of the hallway is access into the main accommodation of the property, the kitchen/living/dining room. To the end of this room is the kitchen, with the remainder of the room providing a versatile living space.

SERVICES

Air Source Heat Pump, mains water, drainage and electrics. High speed broadband. Council Tax Band C.
Broadband Speed - Ultrafast 1000 Mbps / 100 Mbps
Mobile Coverage - EE and Three Strong

SITUATION

Trinity Court is set within Southernhay, an area of attractive tree lined gardens, unique and characterful properties and is also the hub of Exeter's professional landscape. Trinity Court is also moments away from Princesshay and the facilities it affords including a wide array of shops, restaurants, cafes and bars. Additionally, within walking distance is Exeter Central train station providing access to major train links across the country. Exeter affords a fantastic range of amenities, including well regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining options. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are regular rail services to London and an international airport.

DIRECTIONS

From Stags Office, take a right onto Barnfield Road then a right onto Southernhay East. The property will be on your left.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months, unfurnished and is available December. RENT: £2700 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2725. DEPOSIT: £3115, 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.

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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (91-93)	A		
81 (81-91)	B		
69 (69-81)	C		
55 (55-69)	D		
39 (39-55)	E		
21 (21-39)	F		
1 (1-21)	G		
Not energy efficient - higher running costs			
		82	82
England & Wales		EU Directive 2002/91/EC	