



**STAGS**

39 Southernhay East, Exeter, Devon EX1 1PE

---

A Beautifully presented property situated in Southernhay East

City Centre Location

• Unfurnished • 3 Double Bedrooms • Bathroom/En-Suite/Dressing Room • Parking • Recently Decorated • Available Immediately • Tenant Fees Apply

£2,000 Per Calendar Month

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

## DESCRIPTION

A beautifully presented property situated in Southernhay East. The accommodation is in a prime location of Exeter and has been finished to a high standard and comprises: entrance hall, open plan kitchen/living/dining room, bathroom, 3 double bedrooms (the master bedroom offers a dressing room and en-suite). The property benefits from being recently decorated, an allocated parking space and gas central heating. Unfurnished and available immediately. EPC Band C. Sorry no pets. Tenant fees apply.

## ACCOMMODATION

Wooden front door leading into the entrance hall, wooden stairs leading to the first floor, under stair storage cupboard.

## FIRST FLOOR LANDING

Wooden stairs leading to the second floor.

## KITCHEN/DINING ROOM

Range of wall and base kitchen units with matching drawers and larder unit, stainless steel sink unit, granite worktop, integrated dishwasher, washer/dryer, fridge/freezer, built-in electric oven, ceramic hob with extractor fan over, window to the rear, wooden flooring, ornate fireplace (not to be used), radiator. Room for table and chairs.

This room opens to:

## LIVING ROOM

Good size double aspect room overlooking Southernhay gardens, wooden flooring, gas fire. Radiator.

## SECOND FLOOR LANDING

Wooden staircase, window to the rear, radiator, carpet.

## MASTER BEDROOM

Good size double room, windows overlooking Southernhay gardens, radiator, door to:

## DRESSING ROOM

Range of built in mirrored wardrobes, carpet, radiator. Door to:

## EN-SUITE BATHROOM

White suite comprising bath with shower attachment and rainfall ceiling shower, WC, built into vanity units, window to the rear, built in airing cupboard housing the gas boiler providing heating and hot water. Vanity cosmetic touch light mirror. Tiled underfloor heating. Electric chrome ladder radiator.

## BEDROOM 2

Double room, windows overlooking Southernhay gardens, carpet, 2 radiators, built in wardrobe and drawers, ornate fireplace (not to be used).

## SHOWER ROOM

White WC and wash hand basin, shower cubicle with mains shower and ceiling rainfall shower head. Ornate stained window to the rear, heated towel rail, tiled flooring.

## BEDROOM 3

Double room, window to the rear, carpet, radiator.

## OUTSIDE

To the rear of the property there is parking for 1 car.

## SERVICES

Mains electric, gas and water

## DIRECTIONS

From Stags office turn left into Southernhay West, then immediately turn right into Southernhay East, follow this road, passing Southernhay House on your left, shortly after the property can be found on your left just after Trinity House.

## SITUATION

The property is located in Southernhay, a leafy area with central gardens and many historic Georgian buildings in the heart of the city centre. The property is only a short walk to the Princesshay shopping development which features a wide range of high quality shops, cafes and restaurants. The Cathedral and the city's Roman wall are a short distance away, as are the beautiful quayside and River Exe. There is good access to Junction 30 of the M5, the A30 and A38 roadways, and St Davids and Central Railway Station are both within walking distance. Exeter Airport is within five miles of the city centre.

## LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available early March. RENT: £2,000 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2,307 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.

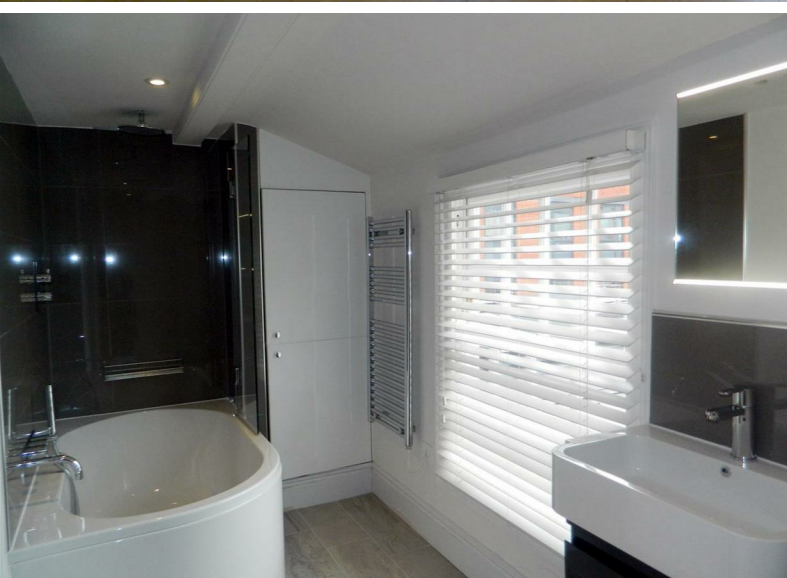
## HOLDING DEPOSIT AND TENANT FEES

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.









21/22 Southernhay West, Exeter, Devon, EX1 1PR  
01392 671598  
rentals.exeter@stags.co.uk



@StagsProperty



@StagsLettings



Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus) <b>A</b>			
131-391) <b>B</b>		75	75
109-130) <b>C</b>			
85-108) <b>D</b>			
69-84) <b>E</b>			
55-68) <b>F</b>			
39-54) <b>G</b>			
1-38) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	