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Residential Lettings



Flat 4, 27 Victoria Park Road
Exeter, EX2 4NT

An impressive 3 bedroom first floor apartment situated in the favoured St Leonards district of Exeter.

• Period Conversion • 3 Bedrooms • En Suite and Main Bathroom • Sitting/
Dining Room • Kitchen/Breakfast Room • Gas Central Heating • Available
Immediately • Tenant Fees Apply •

£1,150 per calendar month

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

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DESCRIPTION

An impressive 3 bedroom first floor apartment situated in the favoured St Leonards district of Exeter. The city centre is easily accessible and there are good local amenities that St Leonards has to offer. County Hall and the Hospital are also close by. Set within a large period building, the generous sized accommodation that enjoys high ceilings, large sash windows and period features comprise; entrance hall, useful storage cupboards, sitting/dining room, high specification kitchen with integrated appliances and breakfast area, main bathroom, 2 double bedrooms, master having an en-suite shower room, 3rd single bedroom or study. Gas central heating, part-furnished, 1 allocated off-road parking space. EPC Band D. Tenant fees apply.

SITUATION

Situated within the heart of the sought after district of St Leonards close to the city centre and local amenities that St Leonards has to offer. A wide range of shops and entertainment in the Cathedral City of Exeter are easily accessible. The property is also ideally placed for the nearby private schools. There is good accessible local transport links and the Hospital and County Hall are also within easy walking distance.

ACCOMMODATION

Communal entrance and stairway. Solid wood entrance door leading to.

ENTRANCE HALL

Carpet laid, radiator, video entry phone, 2 useful storage cupboards and a further cupboard housing the gas fired boiler. Doors leading off.

SITTING/DINING ROOM

Impressive and generous in size with 2 large sash windows, high ceilings with period coving. Carpet laid, radiators, double doors leading to.

KITCHEN/BREAKFAST ROOM

Wood effect flooring laid, large sash window looking to the front of the property. Radiator and door leading back to the entrance hall. Space for a breakfast table. The high specification kitchen comprises; base and wall units with chrome fitments and granite worktops to a ceramic tile splashback. Stainless steel cooker hood with stainless steel splashback and 5 burner gas hob, double oven, fitted dishwasher, washing machine, fridge and freezer. In addition there is free standing American style fridge/freezer.

BATHROOM

Modern white ceramic suite comprising of panel bath with shower over and glass screen, hand basin and WC. Heated towel rail, ceramic floor tiles and splashback.

BEDROOM 1

Double in size, 2 large sash windows looking to the rear of the property, carpet laid, radiator door leading to.

EN-SUITE

High specification suite comprising of his and hers white ceramic oval hand basins to marble top, WC and large shower cubicle. Heated towel rail.

BEDROOM 2

Double in size, sash window looking to the rear of the property, carpet laid, radiator.

BEDROOM 3/STUDY

Single bedroom or ideal study with window looking to the rear of the property, carpet laid, radiator.

OUTSIDE

There is one allocated parking space, to the front of the property. In addition there is one further parking space available by separate negotiation. Communal bike and bin store.

SERVICES

Mains water, electric and gas central heating. Council Tax Band D (107702802704)

DIRECTIONS

From Stags Exeter offices turn right into Western Way from Barnfield Road, then first left in Magdalen Road. Pass the range of shops and through the traffic lights. Drive through the road slowing system and immediately after turn right into Victoria Park Road. No 27 can be found on the corner with Lyndhurst Road.

LETTING

The property is available to rent for a period of 6 months plus on a renewable Assured Shorthold Tenancy. Part-furnished. RENT: £1150 per calendar month exclusive of all charges DEPOSIT: £1250 returnable at the 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. Usual references required. No pets or DSS, Children considered. Viewings strictly through the Agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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

