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Residential Lettings



24 Waterside  
Exeter, EX2 8GU

A beautifully presented, one bedroom, first floor apartment located in a sought after Quayside development.

• Sitting/Dining Room • Kitchen • Double Bedroom • Bathroom, • Night Storage Heaters • Secure Parking Space • Available End December • Tenant Fees Apply •

**£675 per calendar month**

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

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## DESCRIPTION

A beautifully presented, one bedroom first floor apartment located in a sought after Quayside development. The accommodation comprises; entrance hallway, open plan sitting/dining room and kitchen, double bedroom and new bathroom. Communal gardens & secure underground parking space. EPC Band C. Tenant fees apply.

## SITUATION

The property is situated in a delightful gated development situated in the heart of Exeter's historic Quayside area. This is one of the most attractive areas of the city with interesting architecture, pubs, restaurants, cafes and independent shops. In addition, there are pleasant walks along the river. The centre of Exeter is within walking distance as is County Hall and the RD&E hospital.

## ACCOMMODATION

A communal entrance door with intercom system leads to the communal hall with stairs to the first floor. Front door to:

## HALLWAY

Neutral carpet, fuse boards, electric night storage heater, airing cupboard housing hot water cylinder with immersion heater, shelving and coat hooks. Door to:

## SITTING/DINING ROOM

A very spacious room with double glazed French doors opening to a wrought iron Juliet balcony overlooking the communal gardens. Neutral carpet, intercom, stainless steel wall lights and spotlights, open plan to:

## KITCHEN

A good range of white gloss cupboard and drawer units and granite effect work surfaces with integrated fridge/freezer, washing machine, electric oven and four ring ceramic hob with stainless steel splashback and extractor hood and stainless steel single drainer sink with mixer tap. Grey ceramic tiled splashbacks and wood effect vinyl flooring.

## DOUBLE BEDROOM

A good sized double bedroom with neutral carpet, electric panel heater, built-in wardrobe with hanging rail. Double glazed window to the front aspect.

## BATHROOM

Comprising; low level WC, pedestal wash basin and panelled bath with electric Mira shower and bi-fold glass shower screen over. Mirrored medicine cabinet, electric wall heater, extractor fan, matching ceramic wall and floor tiles and stainless steel spotlights.

## OUTSIDE

Waterside is a gated development arranged around beautifully maintained central gardens. The property has a space in the underground car park which is accessed via a remotely operated door. There are pedestrian gates leading directly onto the Quayside.

## SERVICES

Mains electricity, water and drainage. Council tax band B (ref: 107716402400).

## DIRECTIONS

From Stags Southernhay West offices take the dual carriageway leading to Exe Bridges, signed for Alphington. After crossing the river, take a first left into Water Lane. After about 50 yards, take first left into Haven Road and Waterside will be found after a short distance on the left. For the purposes of viewing, there is pay and display parking on Haven Road or alternatively in public car parks nearby.

## LETTING

The property is available to rent for a period of 6/12 months plus on renewable assured shorthold tenancy, unfurnished. RENT: £675 per calendar month exclusive of all charges. DEPOSIT £775 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 DSS. One pet considered. Viewings strictly through the Agent.

## 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 £180 (£150 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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