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Residential Lettings



16 Trinity Court
Southernhay East, Exeter, EX1 1PD

A stunning and contemporary well presented two bedroom second floor apartment situated in the heart of the city.

• City Centre Position • Second Floor • 1 Secure Parking Space • 2 Double Bedrooms • Open Plan Living/Kitchen • Available immediately • 50% off Tenant Fees •

£1,050 per calendar month

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DESCRIPTION

Number 16 Trinity Court is a well presented apartment in a sought after development situated in the city centre. The high specification and spacious accommodation includes, an entrance hall with storage cupboards, open plan living/dining room with fully fitted kitchen area, two double bedrooms, one of which has an en suite shower room, main bathroom. Double glazing. Energy efficient communal heating system with individual apartment controls. Vent Axia ventilation system. Bicycle storage. One allocated secure parking space. Unfurnished. EPC Band B. 50% off Tenant Fees.

ACCOMMODATION

Modern glazed communal entrance with video door entry. Oak finished front door leading off the communal landing.

ENTRANCE HALL

A spacious entrance hall with video entry controls and heating system controls for the modern and efficient heating installation. Useful storage cupboard also housing a Siemens washer/dryer and the passive air/extraction circulation system. Further cupboard containing the heating system with space for storage. Oak flooring laid and oak finished doors leading off.

OPEN PLAN LIVING/DINING/KITCHEN

A good sized room with double glazed window looking to the side of the development. Oak flooring laid, The kitchen area with ceramic tile flooring laid, is fitted with a generous range of high gloss modern units to

granite worksurfaces and splashback. Incorporated within are high quality Siemens appliances comprising; double oven to ceramic hob with stainless steel cooker hood over, dishwasher and fridge/freezer. Brushed steel one and half bowl rectangular sink with modern mixer tap.

BEDROOM 1

Double in size with modern fitted wardrobe, oak flooring laid and a double glazed window looking to the side of the development. Door leading to.

EN SUITE SHOWER ROOM

High specification modern suite with Hans Grohe fittings comprising; shower cubicle with large shower rose over, hand basin and WC. Ceramic tile splashback and floor tiles laid.

BATHROOM

Fitted with a stylish white suite comprising; panelled bath with shower over to glass screen, concealed cistern WC, wash basin, mirror, heated towel rail and neutral ceramic wall and floor tiles.

BEDROOM 2

Double in size, fitted mirror front wardrobes, double glazed window looking to the front of the property, Oak flooring laid.

SITUATION



Trinity Court 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.

OUTSIDE

One allocated parking in the communal car parking area. Although there is no garden area with the property, The delightful Southernhay gardens are a stones throw away and in addition the Cathedral Green is close to the apartment.

SERVICES

This energy efficient apartment is serviced by mains electricity and water. The central heating is provided by a communal gas heating system with each apartment having individual controls and usage being separately metered. Council tax band 'C'
EPC rating B.

DIRECTIONS

From our office in Southernhay West, proceed around the one-way system into Southernhay East, where Trinity Court will be found on the left after a short distance.

LETTING

The property is available to rent for a period of 6/12 months plus, on renewable assured shorthold tenancy, unfurnished RENT: £1050 per calendar month exclusive of all charges. DEPOSIT £1150 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/pets. 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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		83	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		88	88
EU Directive 2002/91/EC			