



**STAGS**

Top Floor Flat, 67 Magdalen Street, Exeter, EX2 4HN

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A listed top floor floor apartment, situated in a central position.

Exeter City

• Top Floor Apartment • 2 Bedrooms • Central Position • Sorry No Pets • Available Immediately • Tenant Fees Apply

£725 Per Calendar Month

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

## DESCRIPTION

A listed top floor apartment, situated in a central position and being only a short walk from the city centre. County Hall and the Hospital are also easily accessible and in addition there are local public transport links to Exeter Business Park. The accommodation comprises: Communal front door leading into the communal entrance hall, stairs leading up to the top floor flat. Entrance hall, lounge, kitchen, bathroom and 2 double bedrooms. Unfurnished. Available immediately. No children or pets. EPC band E. Tenant Fees Apply.

## ACCOMMODATION

Front door leading into the communal hallway.  
Stairs rising to the top floor.

## ENTRANCE HALL

2 storage cupboards, carpet. Night storage heater. Carpet. Stairs to the first floor.

## BEDROOM 2

Double bedroom, windows to the front aspect, carpet, electric panel heater.

## LOUNGE

Window to the front aspect, electric panel heater, carpet.

## KITCHEN

Range of wall and base units, electric oven, electric hob with extractor fan over, stainless steel sink unit, space for fridge/freezer, plumbing and space for a washing machine, storage cupboard housing hot water tank, vinolay. Window to the rear aspect.

## BATHROOM

White suite comprising bath with electric shower over, w.c and wash hand basin, window to the rear aspect, vinolay.

## BEDROOM 1

This room is located on the first floor.  
Good size double room, carpet, window to the front aspect. Night Storage Heater.

## OUTSIDE

Please note there is no outside space or parking with this property.

## SERVICES

Mains electricity, water and drainage. Council Tax B (104405306700)

## SITUATION

Within easy walking distance of the city centre. There is good access via Topsham Road to the M5/A38/A30 road junctions. All the major amenities which Exeter has to offer, including pubs, restaurants and major shopping facilities are within easy reach.

## DIRECTIONS

From Stags city centre offices, turn right onto Western Way from Barnfield Road, continue along Western Way, after a short distance and at the start of Magdalen Street and after a short distance the property will be found on your right hand side.

## LETTINGS

The property is available to rent for a period of 6/12 months plus on renewable assured shorthold tenancy, unfurnished. RENT: £725 per calendar month exclusive of all charges. DEPOSIT £836 returnable at the end of tenancy subject to any deductions. Usual references required. No pets. Viewings strictly through the Agent.

## HOLDING DEPOSIT & 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.



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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
392 plus) A			
131-181) B			
89-130) C			
55-88) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	