



163 Magdalen Road, Exeter, Devon EX2 4TT

A well presented, spacious, four bedroom property with versatile living over three floors blending character features with modern touches. Available Now. Deposit: £3230. EPC Band C. Sorry No Pets. Term: Flexible (minimum 6 months). Tenant Fees Apply.

Exeter City Centre 0.9 Miles / St Davids Train Station 2.2 Miles

• Available Now • Four Bedrooms / Two Bathrooms • Two Reception Rooms • Appliances Included • Driveway Parking • St Leonards • EPC Band C • Deposit: £2884 • Sorry No Pets • Tenant Fees Apply

£2,500 Per Calendar Month

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

DESCRIPTION

A well presented, spacious, four bedroom property with versatile living over three floors blending character features with modern touches. Available Now. Deposit: £3230. EPC Band C. Sorry No Pets. Term: Flexible (minimum 6 months). Tenant Fees Apply.

ACCOMMODATION

An elegant period home offering spacious and beautifully presented accommodation across three floors. The entrance leads to a generous hallway with a staircase and access to a charming dining room featuring a sash window and fireplace, which flows into a well-equipped kitchen/breakfast room with granite worktops, cooker and a Belfast sink. A study with period fireplace, utility/boiler room, and views to the front garden completes the ground floor.

Upstairs, the first floor boasts a grand sitting room with twin sash windows and fireplace, two bedrooms, and a stylish family bathroom with roll-top bath and separate shower.

The second floor hosts two further bedrooms, including a spacious main bedroom with dressing room and stunning views of Haldon Hill. A modern bathroom and access to a large, boarded loft room perfect for storage completes the accommodation.

OUTSIDE

To the front of the property is a walled garden, mainly laid to lawn with well-established shrubs providing privacy and curb appeal. A gated driveway offers off-road parking for up to three vehicles. The property also benefits from a Tesla charging point and a pedestrian gate with access directly onto Magdalen Road.

SERVICES

Mains gas, electric and water. Council Tax TBC.

Broadband:

Standard 13 Mbp /1 Mbps

Superfast 80 Mbps 20 Mbps

Phone Coverage:

EE, Vodaphone, Three and 02 - good

APPLIANCES

Appliances include: Fridge/freezer, Washing Machine and Tumble Dryer.

LOCATION

The property lies in a fabulous location within the heart of the prestigious St. Leonards suburb of Exeter. A choice of state and private schooling nearby and St. Leonards 'village' shops are within a few minutes walking distance. Both Exeter quay and city centre are nearby and there is easy access to the



Royal Devon & Exeter Hospital. The frequent city bus service runs through St. Leonards.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £2500 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2884 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.

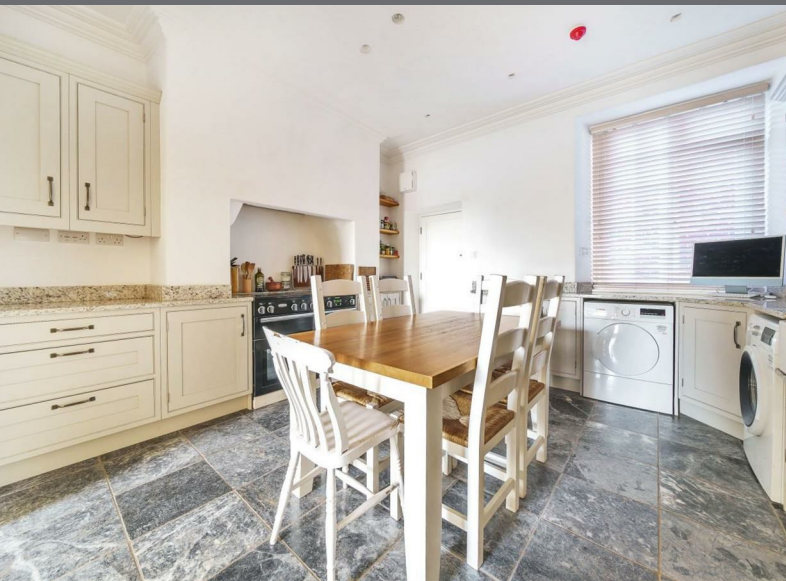
TENANT PROTECTION

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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



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			
		70	75
England & Wales		EU Directive 2002/91/EC	