



**STAGS**

Flat 5, 18 Sylvan Road, Exeter, EX4 6EW

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A modern penthouse apartment situated close to the city centre.

City Centre 0.5 mile M5 (J29/30) 4.5 miles

• Penthouse Apartment • Three Bedrooms • Kitchen/Living Room • White Goods Included • Driveway Parking • Sharers Ok • Fully Furnished • Available October • Deposit £1730 • Tenant Fees Apply

**£1,500 Per Calendar Month**

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## DESCRIPTION

A modern duplex apartment close to the city centre with far reaching views over the river Exe Estuary and Haldon Hill. The accommodation comprises: three bedrooms, two shower rooms, good size Kitchen/living room with stunning views. Parking for one car. Fully Furnished. Available Beginning of October. EPC band C. Gas central heating. Tenant fees apply.

## ACCOMMODATION

Front door to: communal entrance hall with stairs rising to the second floor.

## FLAT 5 - PENTHOUSE

Stairs to the entrance hall -

### BEDROOM THREE 13'11" x 6'9"

Single bed, bedside table and wardrobe. Radiator, carpet, window to the side aspect.

### BEDROOM TWO 12'10" x 10'9"

Double bed, bedside table, carpet, window and radiator. Built-in wardrobes, cupboard housing the gas boiler providing domestic hot water and heating via radiators..

### SHOWER ROOM x 2

White wash hand basin with illuminated bathroom mirror over, low level WC and shower cubicle with mains shower, chrome heated towel rail,

### BEDROOM ONE 11'11" x 8'0"

Single Bed, double wardrobe and bedside table. Radiator, window to the front aspect.

## FIRST FLOOR

Carpet.

### KITCHEN/LIVING ROOM 21'9" x 15'0"

Light and spacious room with a range of wall and base contemporary kitchen units, built-in oven, hob and extractor fan, under counter integrated fridge and freezer, integrated dishwasher. Washer/dryer. Dining room table, four chairs, arm chair and sofa. Radiator, wooden flooring and window to the rear aspect.

Good size living area with two large Velux balcony roof windows with views over the city and beyond. Wooden flooring and telephone intercom system.

## OUTSIDE

Communal area with a bike rack for the residents. Parking for one vehicle on the drive.

## NOTE

Please note the photographs do not accurately reflect the furniture available.

## SERVICES

Mains electricity, gas, water and drainage. Council Tax B. Broadband Speed - Ultrafast 1800 Mbps / 220 Mbps  
Phone Coverage - EE / Vodafone Strong  
Provided by Ofcom





## SITUATION

Pennsylvania is one of Exeter's most favoured areas, situated in an elevated position and within walking distance of the city centre. Exeter affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities.

The M5 motorway is easily accessible and provides links to the A30 and A38 trunk roads. The city has two mainline railway stations on the Paddington and Waterloo lines and an international airport with direct daily flights to many major cities both in the UK and Europe.

## LETTINGS

The property is available to let on an assured periodic tenancy, Fully Furnished and is available the first week of October. RENT: £1500pcm exclusive of all charges. DEPOSIT: £1730 returnable at end of tenancy subject to any deductions (held with My Deposits). References required viewings strictly through the agents.

## TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

## 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' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.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 plus) A                                 |  |              |                                                                                       |
| (81-91) B                                   |  |              |                                                                                       |
| (69-80) C                                   |  | 77           | 77                                                                                    |
| (55-68) D                                   |  |              |                                                                                       |
| (39-54) E                                   |  |              |                                                                                       |
| (21-38) F                                   |  |              |                                                                                       |
| (1-10) G                                    |  |              |                                                                                       |
| Not energy efficient - higher running costs |  |              |                                                                                       |
| England & Wales                             |  | EU Directive |  |