



STAGS

F1 68 Pennsylvania Road, Exeter, EX4 6DF

A spacious ground floor bedroom apartment situated in the popular area of Pennsylvania.

M5 (J29) 3.9 miles Exeter City Centre 1 mile

• Unfurnished • Close to the City Centre • One Bedroom • Kitchen • Sitting/Dining Room • Period Features • Available immediately • Tenant Fees Apply •

£595 Per calendar month

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

DESCRIPTION

A spacious ground floor apartment situated in the popular area of Pennsylvania. The accommodation comprises: kitchen, living room, one double bedroom and a bathroom. Gas fired central heating. Parking space for a small car to the rear of the property. Sorry no pets/children. Unfurnished. Available immediately. EPC Band D. Tenant fees apply.

ACCOMMODATION

Communal entrance way leads to the apartment door opening into the:

ENTRANCE HALL

Carpet, storage cupboard. Doors leading off.

SITTING ROOM

A generous sized room with period features and high ceiling. Feature bay window, decorative period fireplace and surround (not in use). Carpet.

KITCHEN

Recently fitted new kitchen comprising of wall and base units, stainless steel sink unit, electric oven and gas four burner hob with extractor hood over. Washing machine, Freestanding fridge with freezer compartment. Wall mounted gas-fired combination boiler providing domestic hot water and heating via radiators. Tile effect vinyl flooring.

BATHROOM

White suite comprising; wash hand basin, WC and panel bath with shower over, Tiled splashback and tile effect vinyl flooring. Storage cupboard.

BEDROOM

Double bedroom with feature bay window looking to the front of the property, further window looking to the front of the property. Decorative period fireplace and surround (not in use). Carpet.

OUTSIDE

One parking space for a small car to the rear of the property.

SITUATION

This ground floor apartment is conveniently situated in the popular area of Pennsylvania, only a short walk from the city centre. There are good local transport links and the university is only a short distance away.

SERVICES

Mains water, drainage and electric. Gas fired central heating. Council Tax Band A.

DIRECTIONS

From the junction of Paris Street and High Street proceed west along New North Road and turn right at the traffic lights into Longbrook Street. Pass straight over the mini roundabout and into Pennsylvania Road, Pass the shop on your left hand side and the property will be found on your right hand side.

LETTING

The property is available to let on six monthly renewable Assured Shorthold Tenancy, unfurnished. Rent: £595 per calendar month exclusive of all charges. Deposit: £695 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. ID & usual references required. Viewing strictly through the Agents. No pets/children

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 £168 (£140 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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