



STAGS

Flat 14 Waterside, Exeter, EX2 8GU

A spacious and well presented two bedroom apartment, situated within the highly sought after Waterside development on Exeter's historic Quayside.

Exeter Quayside

• Available Now • Quayside Apartment • Gated Access • Secure Parking • Versatile Sitting/Dining Room • Top Floor Apartment • Term: Long Term • EPC Band C • Deposit £1500 • Tenant Fees Apply

£1,300 Per Calendar Month

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

DESCRIPTION

A spacious and well presented two bedroom apartment, situated within the highly sought after Waterside development on Exeter's historic Quayside. The flat is located on the top floor of the building and comprises two double bedrooms, a bathroom and a front aspect sitting room and separate kitchen. The property also benefits from a secure, allocated parking space. Available Now. Tenant Fees Apply.

ACCOMODATION

Door opens to -

HALLWAY

Entrance hallway, storage cupboard for coats and an airing cupboard. Doors open to -

BEDROOM ONE 8'11" x 13'4"

Side aspect windows with an in-built double wardrobe with mirror.

BEDROOM TWO 8'11" x 10'2"

Side aspect window with wall mounted electric heater.

SITTING ROOM 14'10" x 23'7"

A good sized space allowing natural light through windows. Space for dining. Large circular shelving unit. Electric wall mounted heating.

KITCHEN 7'6" x 8'11"

Tiled kitchen with floor and wall mounted cupboards. Electric oven and hob with extractor over. Washing machine and fridge/freezer to be included.

BATHROOM

Bathroom including bath with shower over, wash hand basin and low level WC. Fixed shelf providing extra storage.

OUTSIDE

Communal gardens with gated access directly to the Quayside. There is one allocated parking space.

SERVICES

Mains electric and water.

Council Tax Band: C

Ofcom predicted broadband services-

Ultrafast

Download: 1800 Mbps



Upload: 220 Mbps

Predicted mobile Coverage Indoor: EE good - O2 good - Three good - Vodafone good

Outdoor: EE good - O2 good - Three good - Vodafone good

LETTING

The property is available to let on a assured periodic tenancy and is available NOW. RENT: £1300pcm exclusive of all charges. DEPOSIT: £1500 returnable at end of tenancy subject to any deductions. 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' 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://www.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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		70	75
EU Directive 2002/91/EC			

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