



8 Clipper Quay The Quay, Exeter, EX2 4AP

A well presented top floor apartment with two double bedrooms overlooking Exeter's Quayside.

Exeter Quayside

• Available Now • Quayside Views • Two Double Bedrooms • Allocated Parking • Council Tax Band: D • Long Term Let Preferred • Bike Storage • EPC: C • Deposit: £1615 • Tenant Fees Apply

£1,400 Per Calendar Month

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

DESCRIPTION

A two double bedroom, top floor apartment located on Exeter Quayside. The apartment comprises two double bedrooms, an ensuite and a separate bathroom, a kitchen and a sitting/dining area with stunning views across the Quay. Available immediately. Parking available for one car. Council Tax Band D. Tenant Fees Apply.

ACCOMMODATION

Communal entrance with both a lift and a stairway leading to the apartment.

ENTRANCE HALL

Carpeted with storage cupboard directly in front of you, ample space for coats and shoes.

KITCHEN 11'6" x 7'11"

A modern tiled kitchen with floor and wall mounted cupboards. Washer/dryer and dishwasher integrated. Gas hob with extractor over and fridge freezer. Rear aspect window.

SITTING/DINING ROOM 11'1" x 20'11"

A spacious room filled with natural light and front aspect views across the Quayside. Ample space for furniture. Electric feature fireplace.

BEDROOM ONE 11'5" x 13'1"

Double bedroom with a window overlooking the Quay. Wall mounted radiator. Leading to -

ENSUITE

Including an inbuilt double wardrobe. Bathtub with shower over. Low level WC, wash hand basin with vanity unit under and wall mounted mirror. Heated towel rail.

BEDROOM TWO 7'10" x 11'9"

A double bedroom with an inbuilt desk, wardrobe and bedside units. Velux style window.

BATHROOM

Low level WC, wash hand basin set in vanity unit. Shower cubicle and wall mounted heated towel rail.

SERVICES

Mains gas, electric, water and drainage. Council tax band D
Mobile Coverage EE, Three Limited / O2 and Vodafone Good
Broadband:

Standard 16 Mbps download - 1 Mbps upload

Superfast 80 Mbps download - 20 Mbps upload

Ultrafast 1800 Mbps / 220 Mbps

Ofcom Provided

LETTING

The property is available to let on an assured periodic tenancy,



unfurnished and is available immediately. RENT: £1400 pcm exclusive of all charges. DEPOSIT: £1615 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 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

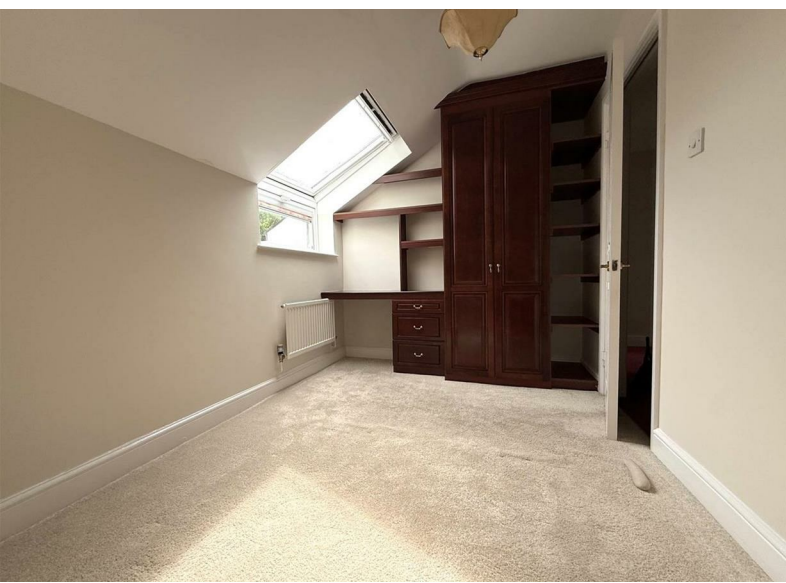
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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.





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		
55 (65)	D		
39 (54)	E		
21 (38)	F		
1 (10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	