

STAGS

22 Swan Court, Old Mill Close, Exeter, Devon EX2 4DD

## A lovely second floor apartment situated in a sought after St Leonards development.

City Centre 1 mile. M5 (J29/J30) 3.5 miles

• Available Now • Residents Parking/Garage • Spacious Apartment • Unfurnished • Two Double Bedrooms • Quay & City easily Accessible • Deposit: £1384 • Council Tax Band C • EPC D • Tenant Fees Apply

## £1,200 Per Calendar Month

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

## DESCRIPTION

An immaculate second floor apartment situated in a sought after St Leonards development. Situated within Swan Court development. which is just off Topsham Road. The Quayside and city centre are easily accessible as is the Hospital and County Hall.
Accommodation comprises: hall, kitchen, living room, 2 double bedrooms and bathroom. Gas-fired heating, part use of the single garage. Available November. EPC Band C. Tenant Fees Apply.

## ACCOMMODATION

Communal entrance with stairs rising to the apartment. Own front door to;

## HALLWAY

Storage cupboard, radiator,

## KITCHEN 13'7" 6'11"

A range of wall and base wood units with rolled edge stone effect worktops and ceramic tile splashback. Integrated fridge/freezer, four burner gas hob and electric oven, freestanding washer/dryer. Vinyl flooring. freestanding storage unit. Cupboard housing the gas fired combination boiler. Skylight window looking over the development and beyond.

## LIVING ROOM 18'0" x 11'8"

Light and spacious room with window looking to the rear of the development and beyond towards the quayside, further side window. Carpet, radiator, modern electric fire with surround.

## BATHROOM

Modern white suite comprising of bath with mixer shower over, hand basin. Ceramic wall tiles fitted, laminate flooring. Chrome ladder style towel rail.

## BEDROOM 1 10'4" x 11'8"

Good sized double room, window looking to the rear of the development and to the quayside and river. Carpet, radiator, fitted wardrobes.

## BEDROOM 2 9'10" x 7'9"

Smaller double, carpet, window looking over the development. Radiator.

## OUTSIDE

Residents parking and part use of the single garage for a small car or storage, with up and over door (no power or water).

## SERVICES

Mains water, drainage and electric. Gas fired central heating.
Council Tax Band C (104482112200)
Broadband Speed - Ultrafast 1800 Mbps 220 Mbps
Phone Coverage - EE, Three strong
Provided by Ofcom

## DIRECTIONS

From Stags city centre offices drive along Topsham Road B3182 for a short distance, taking the right hand turn into Trews Weir Reach, continue along Trews Weir Reach onto Old Mill Close and Swan Court will be found on the right hand side.



## SITUATION

Swan Court is ideally situated in a convenient position close to the City centre. Residents of Swan Court benefit from gated access onto the historic Exeter Quay with its waterside walks, coffee shops and restaurants. County Hall and the Royal Devon and Exeter Hospital are nearby whilst the City's St Davids Station has a direct line to London Paddington.

## LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1200 pcm exclusive of all charges. DEPOSIT: £1384 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. The Landlord would prefer no pets residing at this property.

## 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.

For further information and guidance please contact our offices or visit our Renters Rights Hub at 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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