



Flat 2, 23 Victoria Park Road, Exeter, Devon EX2 4NT

A ground floor apartment in a beautiful Georgian residence.

St Leonards

• Open Plan Living Room • Kitchen • One Double Bedroom • Gas Central Heating • Allocated Parking Space • Council Tax Band B • Available August • Deposit: £1153 • EPC D • Tenant Fees Apply

£1,000 Per Calendar Month

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DESCRIPTION

A one bedroom unfurnished apartment in a beautiful converted period house, located in a popular residential area within easy reach of the city centre. The accommodation comprises of an open plan and light living area, kitchen area, one double bedroom and a bathroom. Gas central heating. One allocated parking space. Available August. EPC Band D. Tenant fees apply.

ACCOMMODATION

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

ENTRANCE HALL

Carpet, doors leading to storage area to include a fitted gas boiler. Radiator, shelves fitted, doors leading to:

LIVING AREA 19'0" x 13'3"

A spacious room with two large windows looking onto the private parking area to the rear of the property, carpet and radiator. Opening to:

KITCHEN AREA

Modern kitchen with a range of low level cupboard and drawer units with stainless steel sink and matching wall units. Built in oven and hob, space and plumbing for a washing machine and fridge/freezer.

DOUBLE BEDROOM

10'5" x 9'11"

Double room, window looking to the rear of the property, fitted double wardrobes and radiator. Carpet.

BATHROOM

Modern white ceramic suite fitted comprising of WC, hand basin, bath with mixer tap and shower over. Wood effect vinyl flooring, white ceramic tiled splashback.

SERVICES

Mains gas, electric, water and drainage. Council tax band B (ref: 107702802302).

Mobile Coverage EE, Three Limited / O2 and Vodafone Likely Broadband:

Standard 7 Mbps 0.8 Mbps Good

Superfast - Not available

Ultrafast 1800 Mbps / 220 Mbps

SITUATION

The property is located within the heart of the sought after district of St Leonards. The nearby Magdalen Road shopping area provides a good range of amenities including independent shops, cafes, restaurants and a pub. Exeter city centre is also within walking distance, with it's wider range of shops and entertainment. There is good accessibility to local transport links and the Hospital and County Hall are both a short walk away.



DIRECTIONS

From Stags Lettings office, proceed onto Barnfield Road turning right on Western Way and then left on Magdalen Street, continue along Magdalen Road, through the traffic lights by the Mount Radford Pub and then take the second right onto Victoria Park Road. The communal entrance can be found on the right, after a short distance. For the purposes of a viewing, there is pay and display street parking.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available in August RENT: £1000 pcm exclusive of all charges. DEPOSIT: £1153 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](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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