

Magdalene Priory

Range of Rooms from
£500 - £595 pcm

To Let

High Quality “Non-smoking” Rooms In the Heart of Exeter City Centre

An assortment of very high quality, non-smoking rooms, are now available in a quality, character non-smoking townhouse in the St Leonards Village area of Exeter, which is situated within minutes walking to the recently opened Princesshay Shopping Centre, right in the heart of the Exeter City Centre.

The house is presented with the highest specification throughout, fitted with quality bedrooms, bathroom, communal lounge, kitchen and furnishings.

Set in a city courtyard setting whilst within easy walking distance to the following:

- Exeter City Centre – Business Park Centres
- The Southernhay Legal Practices area
- The NEW £multi-million Princesshay Retail Shopping Centre
- RD&E Hospital & Peninsula Medical College
- Guildhall & Harlequins Shopping Centre
- Royal Albert Memorial Museum & Gallery
- Exeter Cathedral & Exeter University

You will be living in the city centre with ALL of the following close by:

- St Leonards Village shopping area
- Princesshay Shopping Centre
- High Street & Harlequins shopping areas
- Chinese, Indian & traditional English restaurants
- St Leonards Health Centre & Dental practice
- Banking facilities provided at the local high street Building Societies and Banks
- Renowned eateries are minutes away in the City • Centre, e.g. “Cat in the Hat” restaurant, Cafe Rouge Princesshay, Nico’s Italian restaurant & the Taj Mahal, Indian restaurant.
- There are Churches of all denominations as well as the • Cathedral. Various City Centre pubs and Night clubs are all within easy walking distance.



All rooms are available for male and female professional non-smoking individuals only, sorry no students.

Ideal for company re-location, transient personnel (6 month assured shorthold tenancy).

Yearly contract staff, i.e. at the Met Office, Exeter.

Health industry professionals e.g. locum doctors, nurses, etc. at the Royal Devon & Exeter (City) hospitals.

Recent legal graduates who will be taking up their initial placement at Ashfords Regional Legal Centre, Exeter Business Park.

Retail management appointees at the new £multi-million Princesshay City Centre Shopping in Exeter, who will be undergoing “probationary” periods, this prior to purchasing their own homes, in the Exeter area.

The house and rooms are fitted out to a very high standard and provide extreme comfort. There is a communal lounge with Sky/Digital TV provided and a modern kitchen with a large gas cooking range. Some rooms have their own en-suite. There is a modern bathroom/shower room & three WCs. All rooms are furnished and the house itself has everything from cutlery and crockery to a washer/drier, fridge freezer, and microwave, etc.

Facilities:

The house has all appliances provided and the furnishings are to a very high specification throughout. The house is strictly non-smoking and this covers inside and outside of the property.

A landscape company is contracted to maintain all garden and landscaped areas.

The rooms vary from: £500.00-£595.00 pcm & this is INCLUSIVE OF ALL BILLS, Council Tax, Electricity, Gas, Water rates, TV licence & Gardener. (Telephone is not included).

If you are at all interested in any of the rooms, please contact one of the numbers identified above to arrange a viewing.

If you are interested in any of the rooms, please contact one of the numbers identified above to arrange a viewing. If a viewing is undertaken and you wish to secure a particular room, a payment of £100.00 will be required in order to hold the room until all the necessary tenancy administrative procedures have been completed.

This payment is then used as settlement of the administration charge, for the respective Tenancy Agreement preparation (Agreement documentation, credit checking and vetting procedures). In line with recent legal changes in respect of Tenant Deposit Schemes, applicable as at: (6/4/07), NO DEPOSIT payment is now required to be provided by the Tenant for this tenancy as the Landlords now have a Tenancy Assurance Policy in place, covering the property.

Directions by road to Magdalene Priory Exeter

Directions from the M5

At Junction 30 leave the M5 (signposted Exeter) and at the roundabout follow the signs for Exeter services. At the services roundabout take the first exit and proceed up the road and across a set of traffic lights until you reach the next roundabout. Take the second exit and follow this road directly into the City Centre, you will pass through the Heavitree district of Exeter, you will notice a Tesco Express store & petrol station on your right hand side, you proceed past Tesco and "bear right" at the traffic light junction at the top of the hill, driving along and down through Heavitree Road, towards the City Centre, approaching the Exeter Police Station on your right hand side and THEN turn immediately left into College Road, continue on down the road and "Magdalene Priory" (16 College Road) is the last property on your left hand side before the traffic lights. If you have SATNAV the postcode is: EX1 1TE.

Please drive carefully & have a safe journey

