



8 Canon House 32 Bedford Street, Exeter, Devon EX1
1GL

A stylish two double bedroom duplex apartment located in the heart of the City with spectacular views of Exeter Cathedral.

Exeter City Centre

• Available October • Two Double Bedrooms • Balcony Cathedral Views • Underfloor Heating • Integrated Appliances • Available Furnished • Deposit: £1961 • Council Tax Band D • Term: Long Term • Tenant Fees Apply

£1,700 Per Calendar Month

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

DESCRIPTION

A stylish two double bedroom duplex apartment located in the heart of the City with spectacular views of Exeter Cathedral. This apartment has an open plan living space with modern kitchen and balcony. Main bedroom with ensuite and bathroom.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Video intercom, cupboard housing fuse board and large storage cupboard. Radiator and doors to -

BEDROOM ONE 14'1" x 10'1"

Good size double bedroom with built in wardrobes with rail and shelving. Double glazed window to the rear aspect with views of Exeter Cathedral. Door to -

ENSUITE

Shower, low level WC and wash hand basin with mirrored cabinet over. Heated towel rail.

BEDROOM TWO 15'5" x 9'6"

Another good size double bedroom with wardrobe and floor to ceiling double glazed window to rear aspect with views of the Cathedral.

BATHROOM

Bath with shower over, low level WC and wash hand basin. Mirrored cabinet, heated towel rail and obscure double glazed window to the front aspect. From the entrance hallway stairs lead to -

OPEN PLAN KITCHEN/LIVING ROOM 21'11" x 21'7"

High specification fully fitted kitchen with a range of floor and wall mounted cupboards and drawer units. Built in oven with four ring induction hob and extractor over. Integrated dishwasher, washer/dryer and fridge freezer. Sink with drainer and mixer tap over. Double glazed window to the front aspect.

A large open plan living area with space for dining room table and further seating area. Storage cupboard housing boiler. TV aerial socket and radiator. Sliding patio doors out to balcony area with views of Exeter Cathedral.

SERVICES

Metered water. Mains electricity. Underfloor gas central heating. Intelligent control system enabling audio and video. Exeter City Council Tax Band D.
Broadband Speed - Standard 17 Mbps 1 Mbps
Phone Coverage - EE, Three and Vodafone, Strong

SITUATION

The apartment is situated in the prestigious Princesshay Development in the heart of the city.
Safe storage for bikes and electric bikes.

AGENT NOTE

One allocated parking space situated by Canon House is available for £200 per calendar month.

LETTING

The property is available to let on an assured periodic tenancy, furnished and is available October. RENT: £1700pcm exclusive of all charges. DEPOSIT: £1961 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.

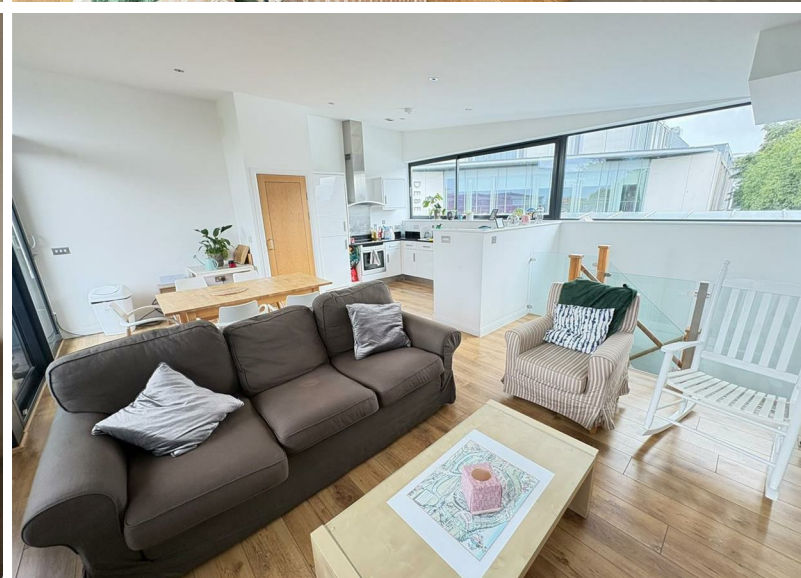
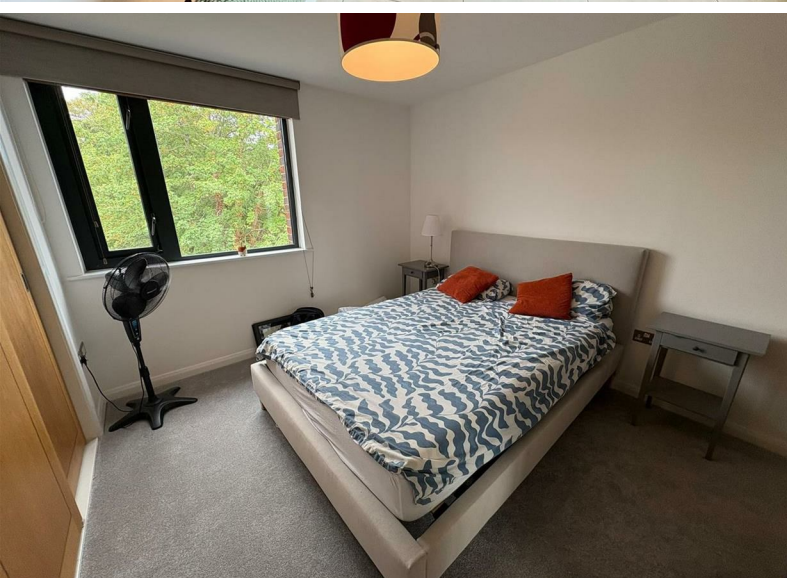
TENANT PROTECTION

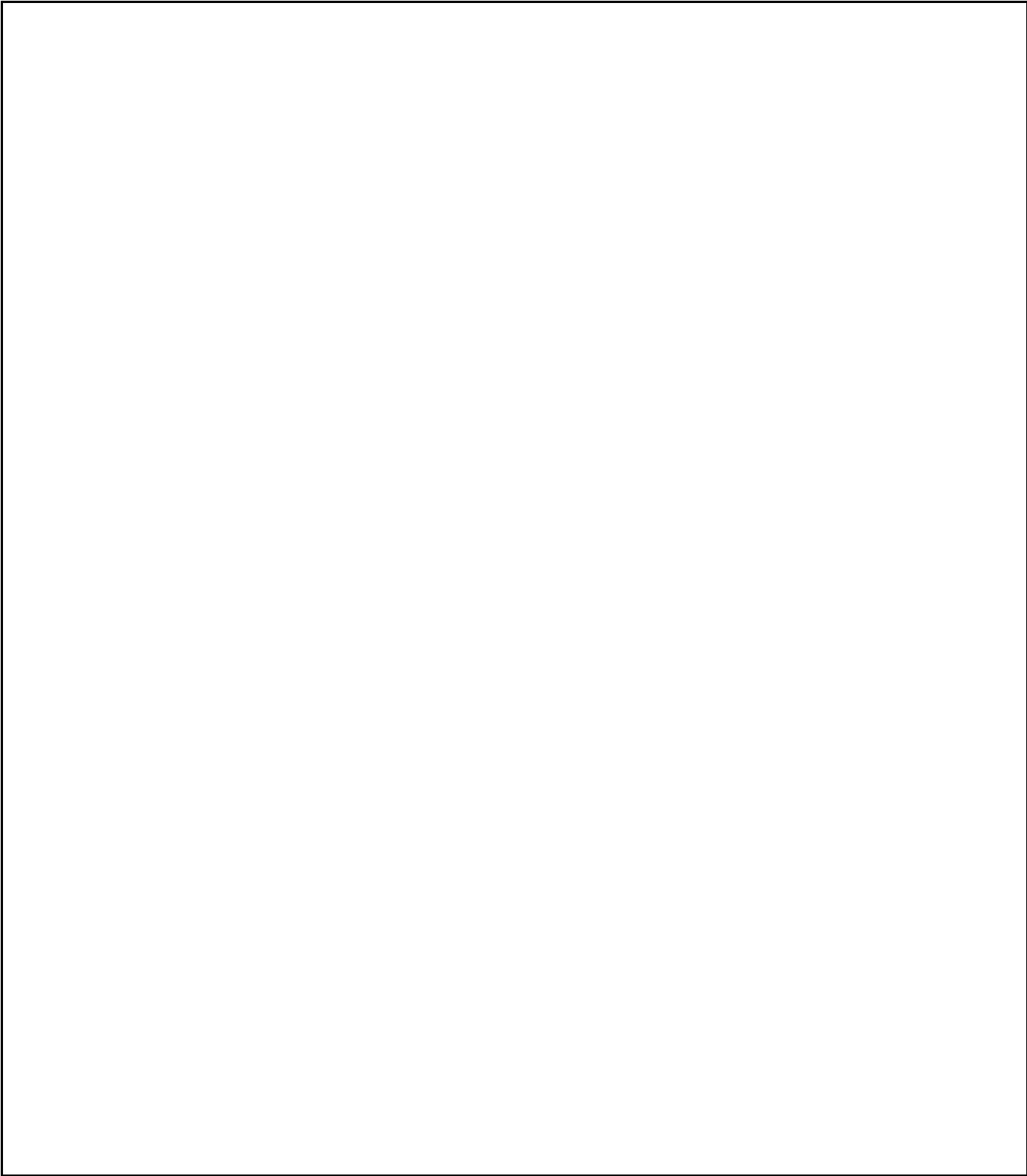
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS BILL

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://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 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC