



38 New Bridge Street, Exeter, EX4 3AH

One bedroom apartment in the city centre comprising kitchen, sitting room, shower room and bedroom. Part Furnished. Available Now.

Exeter City Centre, St Davids Train Station 0.4 Miles

• Available Now • Top Floor Apartment • Open Plan Kitchen-Living Area • Sorry No Parking • Part Furnished • Term: Long Term • EPC Band C • Council Tax Band A • Deposit: £951 • Tenant Fees Apply

£850 Per Calendar Month

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

DESCRIPTION

A top floor, one bedroom, part furnished apartment in the heart of the city. The property comprises kitchen, sitting room, bedroom and shower room. Sorry No Pets. Available Now. Council Tax A. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALL

Door to shower room on the right. Open plan style towards the kitchen and sitting area.

SHOWER ROOM

Modern tiled bathroom with a low level WC and a hand wash basin over vanity unit. Towel Rail. Velux window.

KITCHEN 6'7" x 6'7"

Floor and wall mounted cupboards and drawer units. Fully equipped with four ring electric hob and extractor over. White goods include washing machine and fridge freezer. Wash hand basin with mixer tap over. Cupboard with shelving and housing water cylinder. Intercom system.

SITTING ROOM

9'2" x 5'10"

Window to rear which looks across views of the city. Electric heater on the wall.

BEDROOM

5'10" x 12'1"

A double bedroom with two large velux windows. The room benefits from a built in study area.

SERVICES

Mains water and electric. Council Tax Band A. Phone Coverage: Vodafone and EE Strong Broadband: Ultrafast 10000 Mbps / 10000 Mbps Provided by Ofcom.

LETTING

The property is available to let on a assured shorthold tenancy, part furnished and is available immediately. RENT: £850 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £980 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. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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

It has been confirmed that phase one of the act will be

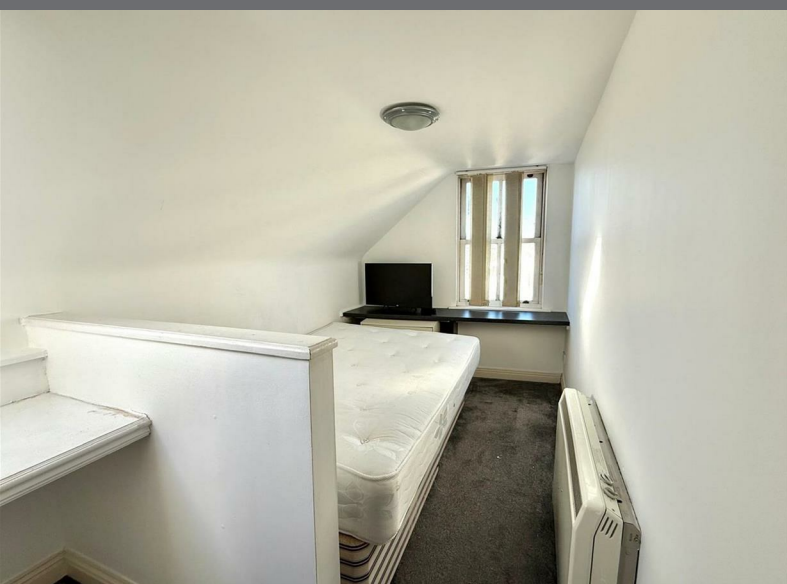
implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c_roadmap.pdf





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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		76	82
		EU Directive 2002/91/EC	