



**STAGS**

37 New Bridge Street, Exeter, EX43AH

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A one bedroom, second floor apartment located within the city centre. The property comprises a sitting room, kitchen, bedroom and shower room.

Exeter City Centre / St Davids Train Station 0.4 Miles / Exeter Central Train Station 1.2 Miles

• Available Now • Second Floor Apartment • Newly Painted and Newly Carpeted • Sorry No Parking • Part Furnished • Term: Long Term • EPC Band B • Council Tax Band A • Deposit: £1032 • Tenant Fees Apply

**£895 Per Calendar Month**

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)



## DESCRIPTION

A one bedroom, second floor apartment located within the city centre. The property comprises a sitting room, kitchen, bedroom and shower room. Sorry no pets. Available Now. Council Tax A. Tenant Fees Apply.

## ACCOMODATION

Front door which leads into the -

## ENTRANCE HALL

Intercom system on the wall. Door to -

## SITTING ROOM 15'5" x 10'0"

Front aspect Velux window with an electric heater on the wall. Door to -

## SHOWER ROOM 5'6" x 5'8"

Modern tiled bathroom with a bath and shower over. Low level WC, wash hand basin and extractor.

## KITCHEN 9'2" x 4'11"

Kitchen situated to the side of the sitting room fully equipped with an under counter fridge freezer, washing machine, electric four ring hob and extractor along with a sink and mixer tap.

## BEDROOM

11'11" x 11'10"

A double bedroom with a wall mounted desk with mirror on the wall. This room also benefits from a built in double wardrobe.

## SERVICES

Mains water and electric. Council Tax Band A.

Phone Coverage: Vodaphone and EE Strong.

Broadband: Ultrafast 10000 Mbps / 10000 Mbps Provided by Ofcom.

## LETTING

The property is available to let on an Assured Shorthold Tenancy, part furnished and is available immediately.

RENT: £895 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1032 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c\\_roadmap.pdf](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.*



21/22 Southernhay West, Exeter, Devon, EX1 1PR  
01392 671598  
rentals.exeter@stags.co.uk



@StagsProperty



| Energy Efficiency Rating                          |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs       |         |                         |
| 92 plus) A  |         |                         |
| 81-91) B  | 81      |                         |
| 69-80) C  |         |                         |
| 55-68) D  |         |                         |
| 45-54) E  |         |                         |
| 35-44) F  |         |                         |
| 21-34) G  |         |                         |
| 1-20) Not energy efficient - higher running costs |         |                         |
| England & Wales                                   |         | EU Directive 2002/91/EC |