



Apartment 24 Bedford House, 14 Bedford Street, Exeter,  
Devon EX1 1LR

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An unfurnished high specification first floor one  
bed apartment situated in the centre of the city.

Exeter Central Train Station 0.3 miles

- Available Now • Unfurnished • Council Tax Band: B • Central Location • Fully Fitted Kitchen • Large Double Bedroom • Bathroom With Shower • Deposit £1153 • Sorry No Pets • Tenant Fees Apply

£1,000 Per Month

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

## DESCRIPTION

A high specification and contemporary 1 bedroom apartment, situated within Bedford House in the city centre with first class shops and restaurants a step away. The immaculate accommodation comprises of an entrance hall with useful storage cupboard, open plan sitting and dining room, kitchen, 1 double bedroom, bathroom with shower over. Electric heating, unfurnished, no pets or children. EPC Band B.

## SITUATION

Bedford House is situated in the heart of the city centre. First class shops and restaurants are a step away. There is an excellent public transport network serving Exeter Business Park (the Met Office, EDF Energy), the RD&E Hospital and the University of Exeter. The property is on the first floor of the Bedford House building.

## ACCOMMODATION

Communal entrance hall and lift to first floor.

## HALLWAY

Secure front door with entry phone system. Coats cupboard. Laminated beech wood floor. Leads to

## LIVING ROOM

12'9" x 17'2"

Large picture windows with views of Exeter Cathedral and Cathedral Green. Laminated beech wood floor. TV (communal satellite dish) and telephone points. Storage heaters.

## KITCHEN

6'0" x 8'9"

Range of beechwood kitchen units. Integrated appliances including fridge and freezer, electric stainless steel hob and oven, washer/dryer. Laminate floor.

## BEDROOM

8'10" x 11'3"

Double size. Views over Cathedral Green. Fitted carpets. Storage heater. Fitted wardrobe.

## BATHROOM

White bathroom suite comprising full size bath with shower, wash hand basin and WC.

## SERVICES

Mains electric, metered water. Exeter City Council Tax Band B (ref: 100046902400)

## DIRECTIONAL NOTE

The Princesshay development, of which Bedford House is part, is a short walk from Stags Exeter offices in Southernhay West. It can be found above a range of shops and restaurants including Wagamama and Costa Coffee.

## LETTING

The property is available to rent on an Assured Shorthold Tenancy, unfurnished. RENT £1000 per calendar month exclusive of all charges. DEPOSIT £1153 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No DSS/Smokers/pets/children. Viewing 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/6915beb8bc34c86ce4e6e730/lr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lr_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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		62	79
England & Wales		EU Directive 2002/91/EC	