



13 St James Road, Exeter, EX4 6PY

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A two bedroom first floor apartment located on St James Road within walking distance to the train station and all local amenities.

Exeter City Centre - 1.2 Miles / St James Park Station - 0.1 Miles

- Available May
- Two Double Bedrooms
- 0.1 miles from St James Train Station
- Close to Local Amenities
- EPC - C
- Council Tax Band: B
- Long Term
- Furnished
- Deposit £1384
- Tenant Fees Apply

£1,200 Per Calendar Month

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## DESCRIPTION

A two bedroom first floor apartment located on St James Road within walking distance to the train station and local amenities. The property comprises a stairway up to the landing, a rear aspect living room, separate kitchen and a front aspect second bedroom and tiled bathroom. Available 18th May. Council Tax Band B. Tenant Fees Apply.

## ACCOMODATION

The front door opens to -

## ENTRANCE HALLWAY

Stairway leading to landing.

## SITTING ROOM

10'2" x 7'2"

Window to the rear with a feature fireplace.

## KITCHEN

14'9" x 7'6"

Floor and wall mounted cupboards and drawer units, sink with mixer tap, built in oven and four ring electric hob with extractor over. Window to the rear aspect. Space for table and chairs.

## BATHROOM

Bath with electric shower over and obscure window to the front aspect. WC and wash hand basin with mirror over.

## BEDROOM ONE

14'9" x 7'6"

Bedroom with a window to the rear aspect. Built in double wardrobe and desk.

## BEDROOM TWO

12'9" x 8'2"

A double bedroom with pitched skylight window, built in desk and double wardrobe.

## SERVICES

Main Electric and Water

Council Tax Band B

Ofcom predicted broadband services-

Ultrafast

Download: 1800 Mbps

Upload: 220 Mbps

Mobile Coverage Indoor: EE variable - O2 good - Three variable -

Vodafone good

Outdoor: EE good - O2 good - Three good - Vodafone good

## LETTING

The property is available to let on a assured shorthold tenancy and is available in May. RENT: £1200pcm exclusive of all charges. DEPOSIT: £1384 returnable at end of tenancy subject to any deductions. 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/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_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			
(1-20) G			
Not energy efficient - higher running costs			
		71	79
England & Wales		EU Directive 2002/91/EC	