



The Stables Friernhay Street, Exeter, EX4 3AR

A two double bedroom, end of terrace house situated in the heart of Exeter.

Exeter City Centre

• Available early June • Two Double Bedrooms • Part Furnished • Long Term Let Preferred • No Parking • Council Tax Band B • EPC Band C • Character Features • Deposit £1384 • Tenant Fees Apply

£1,200 Per Calendar Month

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

DESCRIPTION

A two double bedroom, end of terrace house situated in the heart of Exeter. The property comprises a sitting room with character features, a fully equipped kitchen, two double bedrooms with fitted wardrobes and a bathroom. No parking. EPC Band C. Council Tax Band B. Tenant Fees Apply.

ACCOMODATION

Front door opens to -

KITCHEN 8'5" x 5'2"

Floor mounted cupboards with drawer unit, built in oven and hob with white goods included.

SITTING ROOM 13'4" x 12'4"

Character feature to the ceiling. Two double sofas and dining room table and chairs.

BEDROOM ONE 10'2" x 10'8"

Front aspect window, double bed and fitted double wardrobe.

BEDROOM TWO 11'11" x 10'8"

Double bed with fitted single wardrobe and window with blinds to the side.

BATHROOM

Tiled bathroom with bathtub, wash and basin, WC and separate shower cubicle.

SERVICES

Main electric and water

Council Tax Band B

Ofcom predicted broadband services-
Ultrafast

Download: 1800mbps

Upload: 220mbps

Predicted mobile coverage Indoor: EE good - O2 good -

Three good - Vodafone good

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

LETTING

The property is available to let on a assured periodic tenancy

and is available in June. RENT: £1,200pcm 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.

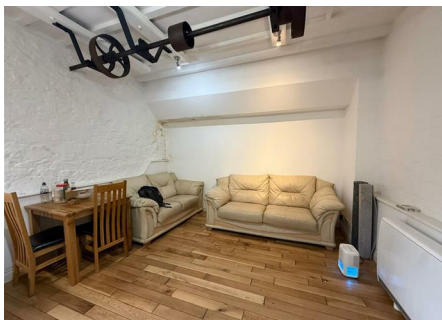
RENTERS RIGHTS ACT

The first phase was 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/6915beb8bc34c86c_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		69	
(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	