



## Flat 3, 53 Bartholomew Street West, Exeter, EX4 3AJ

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A first floor, one bedroom flat on Bartholomew Street West in the city centre. The property briefly comprises a front aspect lounge with a separate kitchen, a double bedroom with two inbuilt wardrobes and a tiled bathroom. No parking. Available now. Tenant Fees Apply.

Exeter City

- Available Now
- Part Furnished
- Central Location
- Built-in Wardrobe
- No Parking
- Juliet Balcony
- Council Tax Band B
- EPC Band C
- Deposit £1,125
- Tenant Fees Apply

**£975 Per Calendar Month**

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

## DESCRIPTION

A one bedroom first floor apartment on Bartholomew Street West in the city centre. The property briefly comprises a front aspect lounge with a separate kitchen, a double bedroom with an inbuilt wardrobe and a bathroom. No parking. Available now. Tenant Fees Apply.

## ACCOMODATION

Front door opens to -

## ENTRANCE HALLWAY

Space for shoes, coat hooks on the wall and under stairs cupboard. Stairs leading to upstairs hallway.

## BEDROOM ONE 11'5" x 8'10"

A double bedroom with front aspect window. Built in desk with mirror and light, double wardrobe and another storage cupboard. Double bed, mattress and storage unit.

## BATHROOM

Tiled bathroom with WC, wash hand basin with mirror on the wall and a shower cubicle with electric shower.

## KITCHEN 8'2" x 8'10"

Kitchen includes washing machine, in built oven with extractor hood over and under counter fridge freezer. Dining table with chairs.

## SITTING ROOM 9'10" x 15'1"

Living room leads from the kitchen with front aspect window and juliet balcony. Two sofas, a coffee table and space for a TV upon the inbuilt storage shelf.

## SERVICES

Main electric and water

Council Tax Band: B

Ofcom predicted broadband services-

Superfast

Download: 80 Mbps

Upload: 20 Mbps

Predicted mobile Coverage Indoor: EE good - O2 variable -

Three variable - Vodafone variable

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

## LETTING

The property is available to let on a assured periodic tenancy and is available NOW. RENT: £975pcm exclusive of all charges. DEPOSIT: £1,125 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](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/6915beb8bc34c86c\\_roadmap.pdf](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		80	
(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	