



37 New Bridge Street, Exeter, EX4 3AH

A one bedroom, top floor apartment located within the city centre. The property comprises a living area, kitchen and tiled bathroom. No Parking. Available in August. Tenant Fees Apply.

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

- Available in August
- Top Floor Flat
- Part Furnished
- No Parking
- Deposit £980
- Central Location
- EPC Band C
- Long Term Let Preferred
- Council Tax Band A
- Tenant Fees Apply

£850 Per Calendar Month

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

DESCRIPTION

A one bedroom, top floor apartment located within the city centre. The property comprises a living area, kitchen and tiled bathroom.

ACCOMMODATION

Front door which opens to -

ENTRANCE HALL

Leading to the living area, kitchen and bathroom Built in storage cupboard.

SITTING ROOM/BEDROOM 9'2" x 16'2"

Front aspect room complete with a sofa, double bed and mattress, chest of drawers and coffee table.

KITCHEN 7'10" x 7'4"

Floor mounted cupboards with electric oven and hob with extractor over, washing machine and under counter fridge freezer.

BATHROOM

Bath tub with mixer shower over, low level WC and wash hand basin with wall mounted mirror. Velux style window.

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 periodic tenancy, part furnished and is available in August. RENT: £850 pcm exclusive of all charges. DEPOSIT: £980 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 and set off against the first month's rent and deposit.

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.

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 of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.



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 (81)	B		
69 (69)	C		
55 (55)	D		
39 (34)	E		
21 (28)	F		
1 (1)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	