



72 Holloway Street, Exeter, Devon EX2 4JD

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A spacious one bedroom Grade II Listed apartment situated in Exeter City Centre. Close to amenities. Council Tax Band A. Available Now.

Exeter City Centre 0.3 Miles / St Davids Train Station 1.1 Miles

- Available Now
- One Bedroom Apartment
- Kitchen
- First Floor Apartment
- No Parking
- Council Tax Band A
- Deposit: £923
- Sorry No Pets
- Term: Long Term
- Tenant Fees Apply

£800 Per Calendar Month

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

## DESCRIPTION

A spacious one bedroom Grade II Listed apartment situated in Exeter City Centre. The apartment comprises large bedroom, galley kitchen and bathroom. Sorry No Pets. Available Now. Tenant Fees Apply.

## ACCOMMODATION

Communal hallway with stairs leading to apartment two. Door opens into -

### LIVING AREA/BEDROOM 17'0" x 15'5"

Gas fire with mantle over, two windows to the front aspect.

### KITCHEN

16'8" x 6'2"

Floor and wall mounted cupboards and drawer units. Cooker with four electric hob. Sink with mixer tap and drainer. Undercounter washing machine. Fridge/freezer. Breakfast bar and window to the rear.

### BATHROOM

Bath with shower over, wash hand basin set in vanity unit and low level WC. Mirrored cabinet and obscure window to the rear aspect.

## OUTSIDE

Communal garden to the rear of the property.

## SERVICES

Mains gas and Electric. Water included in rent. Council Tax Band A.

Strong phone coverage for Three, Vodafone and EE. Broad Band Coverage - Ultrafast 1800 Mbps 220 Mbps

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available now. RENT: £800 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £923 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. 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 RIGHT BILL

### Renters' Right Bill

It has been confirmed that phase one of the Bill 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c_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	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	50
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC