



4A Monks Road, Exeter, Devon EX4 7AY

A spacious unfurnished, ground floor apartment situated in a popular residential area.

Exeter City 1.2 miles

• Available June • One Large Double Bedroom • Modern Kitchen • Double Glazing • Gas Central Heating • One Pet Considered (Terms Apply) • Deposit £1038 • Council Tax Band A • Term - Long Term • Tenant Fees Apply

£900 Per Calendar Month

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

DESCRIPTION

A spacious ground floor apartment comprising: entrance area, sitting room, modern kitchen, one large double bedroom and shower room. Gas central heating and double glazing. Unfurnished. One pet considered (Terms Apply). EPC Band C. Available June. Tenant fees apply.

ACCOMMODATION

Front door to shared entrance hall and further door to:

OPEN PLAN KITCHEN / SITTING ROOM

SITTING ROOM

12'5" x 10'2"

Bay window and 2 x radiators.

KITCHEN

11'5" x 9'2"

Modern kitchen with floor and wall mounted cupboards and drawer units. Sink with drainer and mixer tap over. Undercounter space for dishwasher, washing machine, tumble dryer and free standing fridge/freezer. Built in oven with four ring gas hob and extractor over. Radiator. Door out to rear.

BEDROOM

17'0" x 10'5"

Two windows to the side aspect and large storage cupboard. Radiator.

SHOWER ROOM

Shower, wash hand basin and low level WC. Windows to the rear aspect. Heated towel rail.

OUTSIDE

Bin area to the front of the property, shared back yard with bicycle shelter. Small private area.

SERVICES

Mains electricity, gas, water and drainage. Council tax band A. Broadband Speed - Ultrafast 1800 Mbps 220 Mbps Phone Coverage - EE Strong / Vodaphone Strong Provided by Ofcom

SITUATION

The property is located in the popular area of Mount Pleasant which offers easy access to both the city centre, the university and A30/M5 road junctions. The Polsloe Bridge railway station is within walking distance, with trains to Exeter Central and St Davids Stations and beyond. There are also regular bus services nearby. A number of convenience stores, takeaway restaurants and pubs are situated in the locality and the city centre which has many shopping, dining and recreational facilities is less than one mile away.



LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available June. RENT: £900pcm exclusive of all charges. DEPOSIT: £1038 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.

Pets may be considered at this property subject to a vetting application.

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](https://www.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.



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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		78	78
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	