



STAGS

Crawgent House Bartholomew Street West, Exeter, EX4 3AG

A spacious basement flat located in the centre of Exeter.

Exeter City

• Available in September • Central Location • Part Furnished • Built in Wardrobe • No Parking • Deposit: £1032 • Council Tax Band: A • EPC: C • Long Term Let Preferred • Tenant Fees Apply

£895 Per Calendar Month

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

DESCRIPTION

A spacious basement flat located in the centre of Exeter. The property comprises an open plan kitchen/dining area, a separate sitting room and a double bedroom with a built in double wardrobe and a tiled bathroom with a bathtub and overhead shower. Available in September. Please note that there is no parking. Tenant Fees Apply.

ACCOMODATION

Front door opens to entrance hallway. Storage cupboards to the left with undercounter fridge freezer and washing machine beneath.

KITCHEN

6'1" x 5'9"

Floor and wall mounted corner facing kitchen with oven, electric hob and extractor over.

BEDROOM

6'7" x 11'2"

Open plan bedroom with inbuilt double wardrobe and wall mounted bedside shelf. Double bed with mattress.

SITTING ROOM

15'0" x 7'1"

A lobby-style sitting room complete with a sofa and coffee table. Doors to access the rear shared walkway for the property.

SERVICES

Main electric and water

Council Tax Band: A

Ofcom predicted broadband services-

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 in July. RENT: £895pcm exclusive of all charges. DEPOSIT: £1032 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		