



37 New Bridge Street, Exeter, EX4 3AH

A spacious and characterful two bedroom apartment in the centre of Exeter

Exeter City Centre, St Davids Train Station 0.4 Miles

- Available August
- Two Bedrooms
- Part Furnished
- City Centre Location
- Balcony
- Perfect for Sharers
- Deposit £1384
- Council Tax Band A
- No Parking
- Tenant Fees Apply

£1,200 Per Calendar Month

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

DESCRIPTION

A spacious, part furnished, two bedroom apartment in the city centre. The property comprises kitchen with white goods included, sitting room, dining room and a modern bathroom. The apartment comes part furnished. Sorry no Parking. Sharers Accepted. Electric heating throughout. Council Tax Band A. EPC Band C. Available in August. Tenant Fees Apply.

ACCOMMODATION

Front door opens to stairs leading down to -

DINING ROOM 15'5" x 16'8"

Built in bar area with shelves and storage space. Electric heater.

KITCHEN 13'4" x 8'6"

A good sized kitchen with floor and wall mounted cupboards with drawer units. Providing lots of storage. A five ring gas hob and extractor over. Built in double oven. Sink with mixer tap, wine rack. Appliances include: Freezer, fridge and washing machine. Intercom system.

SITTING ROOM 19'0" x 19'0"

A spacious room with two feature fireplaces and two side aspect windows. Two electric heaters.

HALLWAY

Leads to -

BEDROOM TWO 9'10"3'3" x 7'6"

Window to the side aspect, electric radiator and shelving.

BEDROOM ONE 8'2" x 16'0"

The main bedroom benefits from a built in dressing table, mirror and a walk in wardrobe with ample storage. Door out to balcony.

BATHROOM

Modern tiled shower room complete with a free standing roll top bath, hand wash basin with a mirror over built in vanity storage and a large shower cubicle and low level WC.

SERVICES

Mains electric and water. Council Tax Band A.
Phone Coverage: Vodafone and EE Strong
Broadband: Ultrafast 10000 Mbps / 10000 Mbps
Provided by Ofcom.

LETTING

The property is available to let on a assured shorthold tenancy, part furnished and is available immediately. RENT: £895 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1032 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.

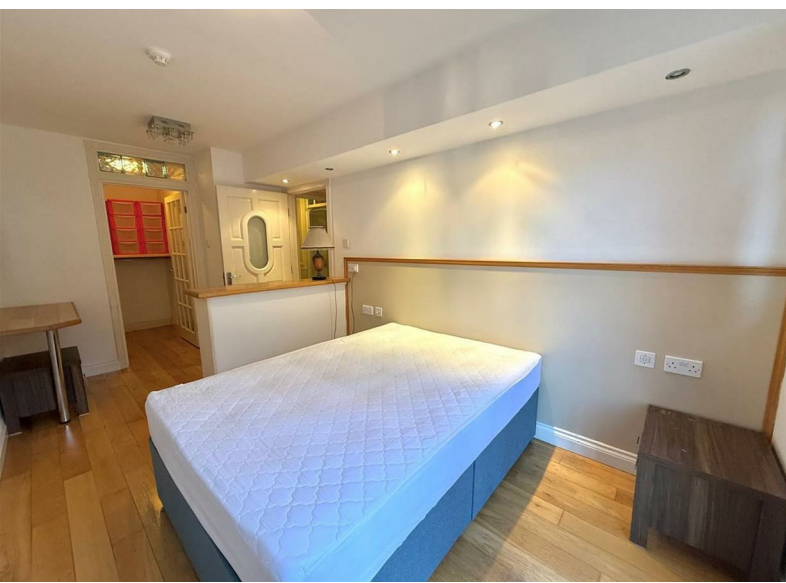
RENTERS RIGHTS BILL

It has been confirmed that phase one of the act 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. 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 plus) 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			
		73	
England & Wales		EU Directive 2002/91/EC	