

STAGS

29 Marcus House New North Road, Exeter, Devon EX4 4JN

A well presented studio apartment located in Exeter City Centre in close proximity to Exeter University and Central Train Station.

Exeter City Centre

• Available December • Studio Apartment • Balcony • City Centre Location • Lift Access • No Parking • Long Term Let Preferred • Deposit: £1009 • Council Tax Band A • Tenant Fees Apply

£875 Per Calendar Month

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

DESCRIPTION
A well presented studio apartment located in Exeter City Centre in close proximity to Exeter University and Central Train Station. The apartment comprises open plan kitchen / living area, shower room and balcony.

ACCOMMODATION
Front door opens into -

ENTRANCE HALLWAY
Built in wardrobe, intercom system and storage cupboard housing water cylinder and shelving.

OPEN PLAN KITCHEN / LIVNIG AREA
Floor and wall mounted cupboards and drawer units. Built in oven with four ring electric hob and extractor over. Sink with drainer and mixer tap over. Under counter washer/dryer. Pull down bed with storage. Patio door out to balcony.

SHOWER ROOM
Shower, low level WC and wash hand basin. Heated towel rail.

SERVICES
Mains electricity, water and drainage. Council tax band A.

LETTING
The property is available to let on a assured periodic tenancy on an unfurnished basis and is available immediately. RENT: £875pcm exclusive of all charges. DEPOSIT: £1009 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 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.

STAGS
21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk
@StagsProperty

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