



STAGS

Ground Floor Flat, 66 Magdalen Street, Exeter, EX2 4HN

SORRY WE ARE NOW FULLY BOOKED A listed, ground floor apartment situated in a central position of Exeter.

Exeter City / Exeter Central Train Station 1.1 Miles

• Available Now • Ground Floor • One Bedroom • Central Position • Unfurnished • Deposit: £778 • Term: Long Term • Council Tax Band A • Tenant Fees Apply

£675 Per Calendar Month

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

DESCRIPTION

SORRY WE ARE NOW FULLY BOOKED A ground floor apartment situated in a central position and being only a short walk from the city centre. County Hall and the Hospital are also easily accessible and in addition there are local public transport links to Exeter Business Park. The accommodation comprises: Communal front door leading into the communal entrance hall. The apartment has it's own front door leading into: entrance hall, sitting room, fitted kitchen, bathroom and 1 double bedroom. Unfurnished. Available Immediately. EPC Exempt. Tenant fees apply.

ACCOMMODATION

Front door leading into the communal hallway.
Apartment door to:

ENTRANCE HALL 2'3" x 17'4"

2 useful storage cupboards, carpet.

SITTING ROOM 13'3" x 9'8"

Window to the front aspect, electric panel heater, carpet, door to the inner hallway.

KITCHEN 5'11" x 11'8"

Range of wall and base units, electric oven, electric hob, stainless steel sink unit, space for fridge/freezer, plumbing and space for a washing machine, storage cupboard housing hot water tank, vinolay. Window to the rear aspect.

BATHROOM 9'1" x 4'3"

White suit comprising bath with shower attachment, w.c and wash hand basin, window to the side aspect, vinolay.

BEDROOM 12'9" x 6'8"

Double bedroom, windows to the rear and side aspect, carpet.

OUTSIDE

Please note there is no outside space or parking with this property.

SERVICES

Mains electricity, water and drainage. Council Tax A (104405306603)

Phone Coverage - EE, Vodpahone, O2 and EE Strong
Broadband Coverage - Ultrafast 1000 Mbps/100 Mbps
Provided by Ofcom.

SITUATION

Within easy walking distance of the city centre. There is good access via Topsham Road to the M5/A38/A30 road junctions. All the major amenities which Exeter has to offer, including pubs, restaurants and major shopping facilities are within easy reach.

DIRECTIONS

From Stags city centre offices, turn right onto Western Way from Barnfield Road, continue along Western Way, after a short distance and at the start of Magdalen Street and after a short distance the property will be found on your right hand side.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £675 pcm exclusive of all charges. DEPOSIT: £778 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. The Landlord would prefer no pets residing at this property.

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 RIGHT BILL

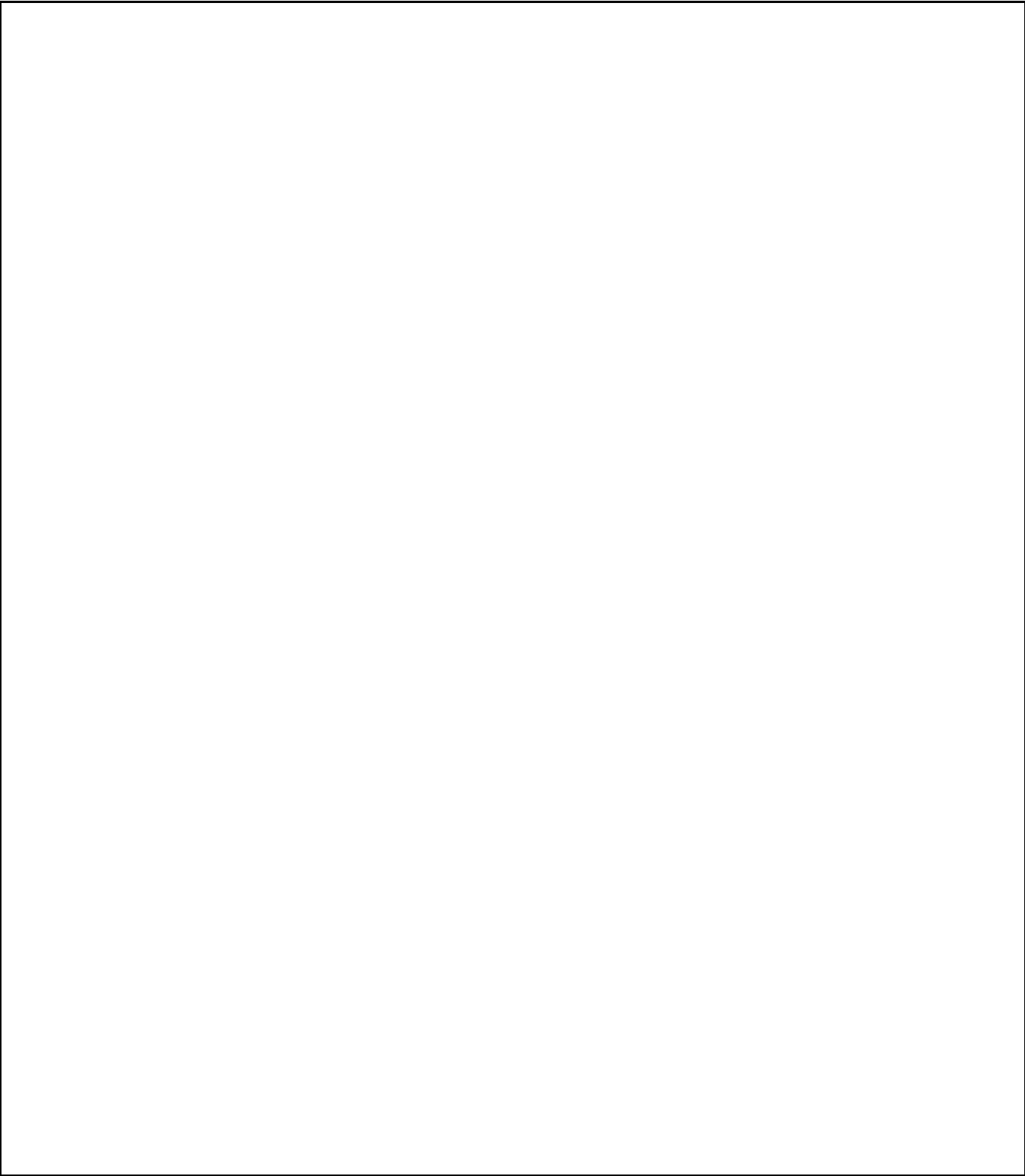
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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://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

