



STAGS

53 Bartholomew Street West, Exeter, EX4 3AJ

A two double bedroom, ground floor apartment positioned centrally in the city.

Exeter City Centre

• Available May • City Centre Location • Two Double Bedrooms • Furnished • No Parking • Deposit: £1326 • EPC: C • Council Tax: B • Long Term • Tenant Fees Apply

£1,150 Per Month

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

DESCRIPTION

A two double bedroom, ground floor apartment positioned centrally in the city. The property briefly comprises two double bedrooms with in-built wardrobes, a kitchen off the sitting room and a tiled bathroom. Available 12th May. Tenant Fees Apply.

ACCOMODATION

Front door opens to -

ENTRANCE HALLWAY

Door leading to -

SITTING ROOM

Window to the front aspect, complete with in-built shelving.

KITCHEN

Floor and wall mounted cupboards with drawer units, sink with mixer tap, in-built oven and four ring electric hob with extractor over.

BATHROOM

Tiled bathroom with shower cubicle, two mirrors and WC with wash hand basin.

BEDROOM ONE

Front aspect double bedroom with large window allowing natural light, storage cupboard, in-built double wardrobe and desk unit with wall mounted mirror.

BEDROOM TWO

Front aspect double bedroom complete with wall mounted desk unit and mirror. Single in-built wardrobe.

SERVICES

Main electric and water

Council Tax Band: B

Ofcom predicted broadband services-

Superfast

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 May. RENT: £1,150pcm exclusive of all charges.

DEPOSIT: £1326 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/6915beb8bc34c86ce4e6e7_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.



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



@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			
		73	
England & Wales		EU Directive 2002/91/EC	