

STAGS

53 Bartholomew Street West, Exeter, EX4 3AJ

## A two bedroom duplex property located in the centre of Exeter.

Exeter City / Exeter Central 0.5 miles / Exeter St David's 0.8 miles

• Available Now • Two Floors • Part Furnished • Central Location • Juliet Balcony • Built in Wardrobes • No Parking • EPC Band: C • Council Tax Band: B • Tenant Fees Apply

## £1,100 Per Calendar Month

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

## DESCRIPTION
A two bedroom duplex apartment conveniently located in the centre of Exeter. This property comprises a spacious sitting room, with a dining area and fully fitted kitchen on the ground floor, one double bedroom and one single bedroom upstairs with a modern tiled bathroom. Available immediately. A long term let would be preferred. Please note that there is no parking available with the property. Tenant Fees Apply.

## ACCOMODATION
Front door to apartment opens to -

## SITTING ROOM 10'7" x 18'0"
Open plan sitting/dining room with inbuilt shelving for extra storage. Wooden dining table with three chairs and leather sofa included with the property. Electric wall mounted heater. Storage cupboard underneath the stairs.

## KITCHEN 11'7" x 5'2"
Tiled kitchen with floor and wall mounted cupboards. Electric oven and hob with extractor over. Washing machine and under the counter fridge freezer included.

## STAIRWAY
Stairs leading to first floor.

## BEDROOM ONE 8'3" x 15'1"
A well sized double bedroom with bed and mattress, built in desk with mirror, wall lamp and chair. This rooms also benefits from a built in double wardrobe and juliet balcony. Electric wall mounted heater.

## BEDROOM TWO 9'8" x 7'11"
A single room with bed and mattress included. In built desk, wall lamp and mirror and double wardrobe. Front aspect window and wall mounted electric heater.

## BATHROOM
Modern tiled bathroom with low level WC and wash hand basin with mirror over. Shower cubicle with electric shower. Extractor fan and heater.

## SERVICES
Mains water and electric. Council Tax Band: B.
Ofcom predicted broadband services:
Superfast Download: 80mbps
Upload: 20mbps.
Predicted mobile coverage 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 NOW. RENT: £1,100pcm exclusive of all charges. DEPOSIT: £1,269 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.

STAGS
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