STAGS

Crawgent House Bartholomew Street West, Exeter, EX4 3AG

A one bedroom flat located conveniently within the centre of Exeter.

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

• Available 10th November • No Parking • City Centre • Built-in Double Wardrobe • Part furnished • Juliet Balcony • Council Tax Band: A • EPC: C • Long Term Let Preferred • Tenant Fees Apply

£830 Per Calendar Month

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

DESCRIPTION
A one bedroom flat located conveniently within the centre of Exeter. The property comprises an open plan kitchen/living area, double bedroom with a built in double wardrobe and a tiled bathroom with a bathtub and overhead shower. Available in November. Please note that there is no parking. Tenant Fees Apply.

ACCOMODATION
Front door opens to entrance hallway.

KITCHEN
Tiled kitchen with floor and wall mounted cupboards, electric oven and hob with extractor hood over.

SITTING ROOM
Bright open plan living room, furnished with a sofa, coffee table and TV stand. Front aspect juliet balcony.

BEDROOM
Double bedroom furnished with a double divan bed, fitted wardrobe, study desk and wall mounted mirror.

BATHROOM
Tiled bathroom with low level WC and wash hand basin with mirror over. Bathtub with mains-fed shower over.

OUTSIDE
Please note that there is no parking available with this property.

SERVICES
Main electric and water
Council Tax Band: A
Ofcom predicted broadband services-
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 November. RENT: £830pcm exclusive of all charges. DEPOSIT: £957 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/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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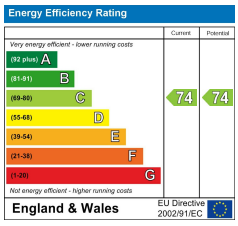
@StagsProperty

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