



3 The Old Mill Tudor Street, Exeter, Devon EX4 3DW

A stunning duplex apartment, situated close to the River Exe within a secure gated development.

City Centre 1/4 mile

• Two Bedrooms • Two Bathrooms (1 En Suite) • Kitchen/Dining/Living Room • Private Parking For One Car • Unfurnished • Available August • Term: Long Term • Deposit £1442 • Council Tax Band C • Tenant Fees Apply

£1,250 Per Calendar Month

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

DESCRIPTION

A stunning duplex apartment within a gated complex situated near the river with secure parking. The accommodation comprises; private front door leads into the apartment's hallway. Open plan kitchen/dining/living room, contemporary tiled bathroom, 2 bedrooms, 2 bathrooms (1 en suite) Private parking for one car, communal outside area. Available August. Unfurnished. EPC Band C. Tenant fees apply

ACCOMMODATION

Communal entrance hall with intercom security system.

ENTRANCE HALL

A private front door leads into the entrance hall with entry telephone system and two storage cupboards, carpet.

BEDROOM TWO

Double room, carpet, window looking to the front of the property.

BATHROOM

Modern white suite fitted comprising; panel bath, WC and hand basin. Wood effect laminate laid, ceramic tile splashback.

LIVING AREA

The living room benefits from a window to the front aspect and double doors leading onto a Juliette balcony. Carpet, feature spiral staircase leading to bedroom one. Opening to:

KITCHEN/DINER AREA

The kitchen has a skylight and a range of matching modern wall and base fitted units with integrated gas hob and electric oven, fridge /freezer, washing machine and dishwasher. Wood effect worktops and ceramic tile splashback. Wood effect flooring laid. Opening to the dining area, window looking to the front, wood flooring.

BEDROOM ONE

This mezzanine bedroom, which is accessed via a wooden spiral staircase, benefits from a further Juliette balcony with views out towards the river. Carpet. Door leading to:

EN-SUITE

The en-suite shower room comprises; walk-in shower cubicle with glass door, wash basin and WC. There is also a skylight and heated towel rail.

OUTSIDE

There is a communal seating area to the rear of the property. A private parking space is located to the front of the building and is covered.

SERVICES

Mains water and drainage. Mains electric and gas central heating. Council Tax Band C (106690914517).

Broadband: Superfast 80 Mbps 20 Mbps

Phone Coverage: EE, Vodafone Strong

Provided by Ofcom.



DIRECTIONS

From Exe Bridges proceed north on Bonhay Road, with the river on your left. Take the first right into Tudor Street. The Old Mill will be found half way along this road on the left hand side, opposite Fitness First gym.

SITUATION

The Old Mill is situated close to the River Exe. Within a very short walk is Fore Street with its wealth of independent retailers and beyond is the High Street and Princesshay shopping and dining quarter. Easily accessed is Exeter's historic quayside, which is one of the more attractive areas of the city with interesting architecture, pubs, restaurants, cafes and independent shops. In addition, there are pleasant walks along the river.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1250 pcm exclusive of all charges. DEPOSIT: £1442 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.

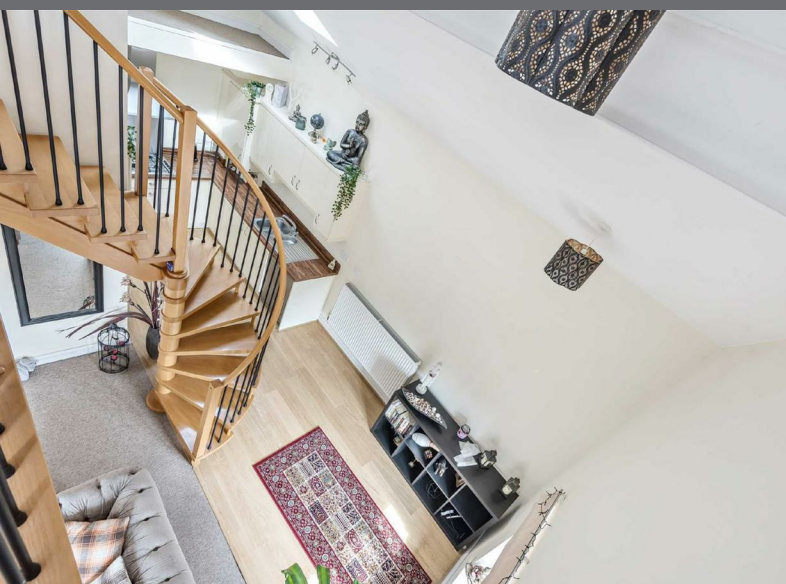
RENTERS' RIGHTS ACT

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](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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

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