



Flat F 153 Fore Street, Exeter, EX4 3AT

A one bedroom apartment in the city centre.

Exeter City Centre, St Davids Train Station 0.4 Miles

- FULLY BOOKED • Part Furnished • Duplex Apartment • Central Location • White Goods Included • No Parking • Long Term Let • EPC Band: C • Deposit: £1032 • Tenant Fees Apply

£895 Per Calendar Month

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

DESCRIPTION

A one bedroom part furnished, duplex apartment located in the centre of Exeter. The property comprises kitchen with appliances, bathroom, sitting room and double bedroom. Available in August. Council Tax Band A. Tenant Fees Apply.

ACCOMMODATION

Front door opens to entrance vestibule for shoes and coats with a door leading to -

ENTRANCE HALLWAY

Leading to the sitting room, kitchen and bathroom. Spiral staircase leading to -

BEDROOM 15'1" x 7'6"

A bright bedroom furnished with double bed and mattress with inbuilt cupboards within the eaves. Velux style roof window, wall light and electric heater.

SITTING ROOM 13'1" x 14'0"

A wall mounted electric heater, two leather sofas with dining table and chairs. Rear and side aspect window.

KITCHEN 9'1" x 5'0"

Floor and wall mounted cupboards, under counter fridge freezer and washing machine. Electric hob with extractor over.

BATHROOM

Tiled bathroom with low level WC, shower cubicle and wash hand basin with mirror and light over.

SERVICES

Mains water and electric. Council Tax Band A.
Phone Coverage: Vodafone and EE Strong
Broadband: Ultrafast 10000 Mbps / 10000 Mbps
Provided by Ofcom.

LETTING

The property is available to let on a assured periodic tenancy, part furnished and is available in August. RENT: £895 pcm exclusive of all charges. DEPOSIT: £1032 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.

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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (91-101)	A		
81 (61-101)	B		
69 (40-101)	C		
55 (40-60)	D		
39 (34-54)	E		
21 (21-33)	F		
1 (1-20)	G		
Not energy efficient - higher running costs			
		77	80
England & Wales			
EU Directive 2002/91/EC			