

STAGS

10 Bedford House, Princesshay Square, Exeter, Devon EX1 1LR

A high specification fully furnished apartment in the heart of the City Centre.

Exeter Central Train Station 0.3 miles

• Available End of October • Fully Fitted Kitchen • City Centre • One Double Bedroom • Bathroom • Ample Storage • Open Plan Living Room • Council Tax Band B • Deposit: £1211 • Tenant Fees Apply

£1,050 Per Calendar Month

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

DESCRIPTION
A high specification fully furnished, top floor apartment in the heart of Exeter. Accommodation comprises; spacious living room, fully fitted kitchen, one double bedroom, bathroom, ample storage. Electric heating. EPC Band E. Available End of October. Tenant fees apply.

ACCOMMODATION
From the ground floor communal entrance, there are stairs/ lift to the top floor landing. Entrance door into:

HALLWAY
Laminate wood flooring. Access intercom. Radiator. Maple veneer doors (throughout). Storage cupboard.

LIVING ROOM
Laminate wood flooring. Views over Princesshay and surrounding area. Fully furnished with sofa, dining table and chairs. TV stand.

KITCHEN
Range of beechwood kitchen units. Integrated appliances including fridge and freezer, electric stainless steel Neff four ring hob and built-in oven, washer/dryer. Fully equipped with cutlery, crockery etc.

DOUBLE BEDROOM
Double room with double divan bed. Built-in wardrobe. Radiator. Carpet.

BATHROOM
White suite comprising full length bath with electric shower over, wash hand basin and low level WC. Tiled floor.

OUTSIDE
Please note that the property does not have any parking or outside space. However there are parks and gardens within a short walk.

SITUATION
The property is located on the top floor of Bedford House, set within the Princesshay develpment in the heart of the Cathedral city of Exeter. There are a wide range of facilities in close proximity including shops and restaurants. The excellent public transport network includes mainline railway stations and numerous bus routes serving locations such as the RD&E Hospital and the University of Exeter.

SERVICES
Mains electricity, metered water. Exeter City Council Tax Band B (10004690100).
Broadband Coverage: Superfast 80 Mbps 20 Mbps



Phone Coverage: EE, Vodaphone, Three - Strong
Provided by Ofcom

LETTING

The property is available to let on an assured periodic tenancy, furnished and is available End of October. RENT: £1050 pcm exclusive of all charges. DEPOSIT: £1211 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 RIGHT BILL

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.









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

@StagsProperty

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