STAGS

48 Baker Street, Exeter, Devon EX2 5EA

A spacious mid-terrace period home situated on the edge of Heavitree in a popular residential area within walking distance of the RD&E Hospital and Exeter City Centre. The property is well-presented throughout with bright and spacious accommodation arranged with 3 bedrooms, sitting room, dining room, kitchen and bathroom.

Exeter City Centre 1.4 Miles / 5 Minute walk to RD&E

• Available Beginning of October • Three Double Bedrooms • Ideal for Sharers • Courtyard Garden • Permit Parking • Council Tax Band B • Deposit: £1,903 • Term: Long Term • Tenant Fees Apply

£1,650 Per Calendar Month

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

DESCRIPTION
Accommodation comprises 3 bedrooms, sitting room, dining room, kitchen and bathroom. To the rear of the property is an enclosed gravelled garden. Sharers OK. Available October. Council Tax Band B. Tenant Fees Apply.

ACCOMMODATION
Front door opens to -

ENTRANCE HALLWAY
Radiator and door to -

OPEN PLAN LIVING

SITTING ROOM
10'9" narrowing to 9'6" x 10'9"

Bay window to front aspect, gas fireplace with mantle over and radiator.

DINING ROOM
11'9" narrowing to 10'5" x 10'9"

Window to the rear aspect and radiator. Door to -

KITCHEN 9'10" x 7'6"
Floor and wall mounted cupboards and drawer units. Four ring electric induction hob with extractor over. Integrated double oven and microwave. Mixer tap over sink. Washer Dryer. Window to the lean to. Doors to -

BATHROOM
Bath with shower over. Wash hand basin with cupboard below. Frosted glass window to rear aspect.

LEAN TO
Decked lean to area with door to rear courtyard garden.

BEDROOM ONE 10'2" x 12'5"
Dual front aspect, fitted wardrobes with mirrored doors. Radiator.

BEDROOM TWO
7'6" by 8'10" shortening to 7'6"

Rear aspect window, built in wardrobes. Radiator.

BEDROOM THREE 8'6" x 9'2"
Frosted glass window to rear aspect. Radiator.

OUTSIDE
A gravelled courtyard area and gate leading out.

AGENTS NOTE
The landlord will be retaining the loft space.

SERVICES
Mains gas, electric and water. Council Tax Band B.
Of Com -

Broadband
Standard 12 Mbps 1 Mbps Good
Superfast 74 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps
Phone Coverage - EE, O2, Three and Vodaphone - Stong

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available October. RENT: £1,650 pcm exclusive of all charges. DEPOSIT: £1,903 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.

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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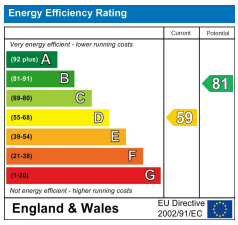
@StagsProperty

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