



**3 Goodleigh apartments, Barnstaple, EX32 7LU**

**£595 Per Month**

In the fantastic village location of Goodleigh is this 1 bed first floor apartment with private, low maintenance garden.

## Description

Flat 3 is situated on the first floor and is accessed via a communal hallway and stairs. The flat consists of an entrance hall with handy storage cupboard, kitchen / living area with views over the surrounding country side, double bedroom and shower room. The property also comes with a fantastic, low maintenance, enclosed, private rear garden and allocated car parking space.

There is communal parking at the front of the property for 1 car.

The property is available unfurnished.

Electric heating and hot water.

Strictly no pets.

Available for occupation from 1st August 2024.

The rent for the property is £595 per calendar month, exclusive of all bills and outgoings, and payable monthly in advance.

The property will be let on an initial six-month assured shorthold tenancy..

Tenants must be able to show an annual income of £17,850 or provide a guarantor who can show an income of £21,420.

In addition to the first month's rent, a deposit of £686.53 will be required. This will be registered with MyDeposits in accordance with their Terms and Conditions. The Terms and Conditions regarding the protection of the deposit, including the repayment process, can be found at [www.mydeposits.co.uk](http://www.mydeposits.co.uk).

Government legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees for this tenancy. However, a holding deposit of £137.30 is required to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

EPC Rating - C

Please note that all measurements are approximate and are given purely as a guide.

## Viewing and Application Procedure

Initially, you will have the opportunity to explore our virtual tour of the property, along with comprehensive marketing material including photos, a detailed write-up, floor plan, and room

measurements.

Should you wish to apply for the property, please get in touch with Collyers, and we will promptly provide you with a link to submit your application online. This can be conveniently completed from a PC, smartphone, or tablet. Subsequently, potential tenants will be invited to view the property in person, arranged by Collyers. Our agent will meet you at the property for this viewing.

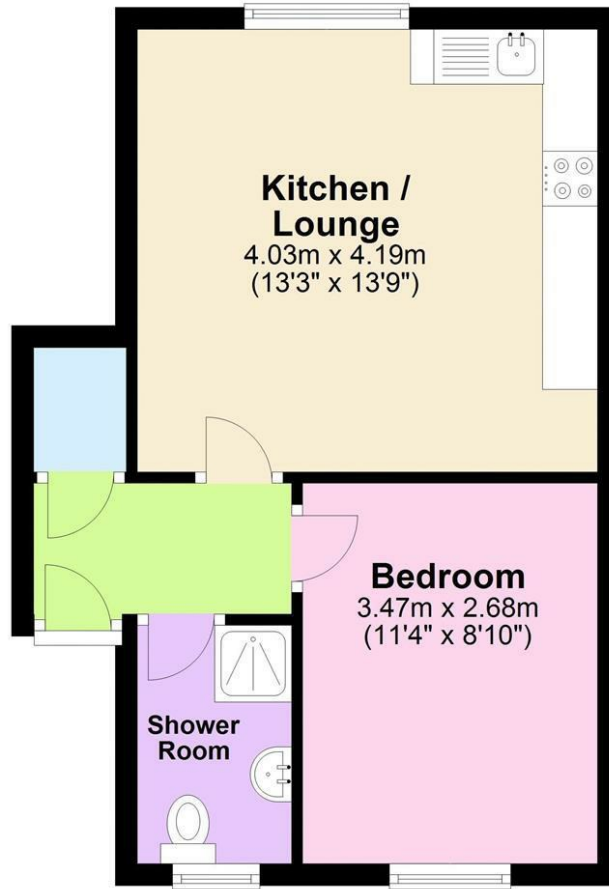
Upon agreement from the landlord to proceed with the application, potential tenants will be offered the property, contingent on satisfactory references and contract terms.

When you have made the decision to proceed with the property, you will be required to pay a holding deposit and provide the necessary information for referencing within 48 hours. Our referencing, contracts, Inventory, and Schedule of Conditions (where applicable) can all be managed and signed securely online.

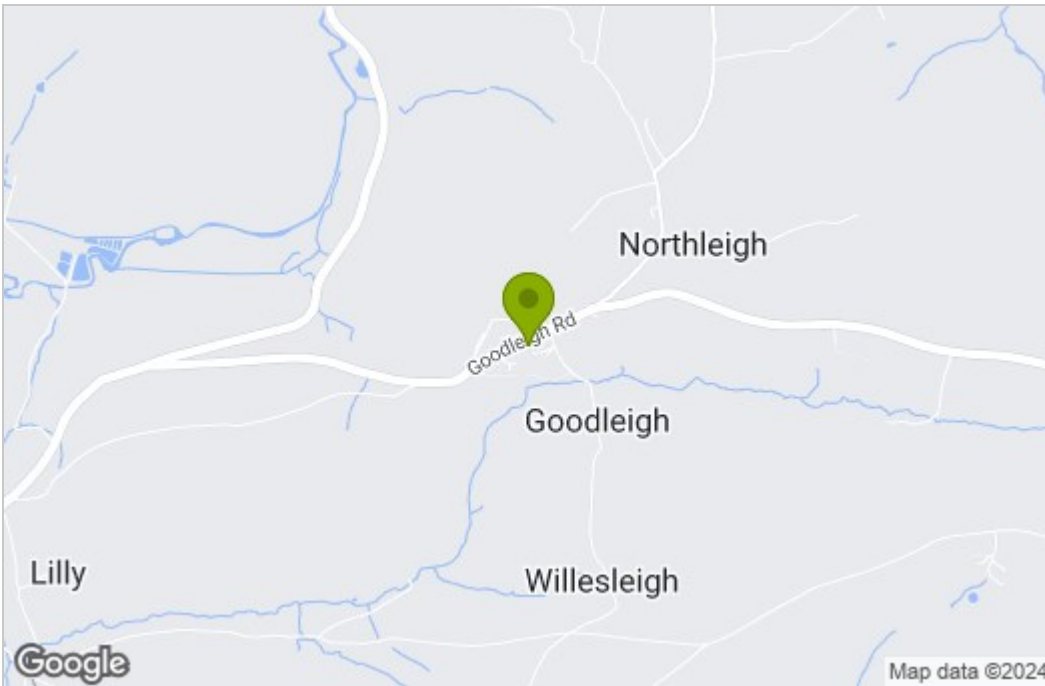
Please take note: As we receive a high volume of applications for each property, we make every effort to notify all applicants of the outcome. However, there may be occasions when we are unable to do so. Therefore, if you have not received communication from us within 10 working days, please assume that your application has not been successful.

Floor Plan

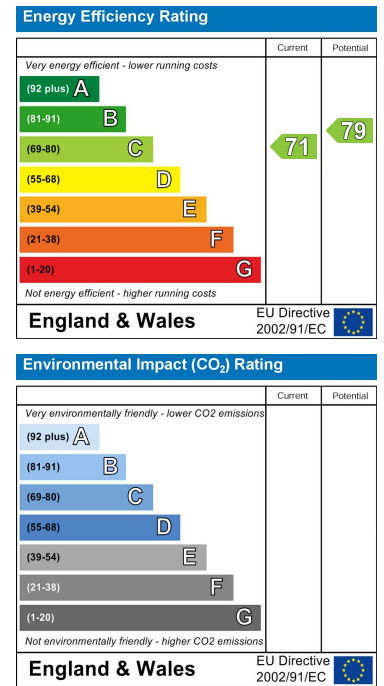
Flat 3 (first Floor)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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