



Room 9 6a Paiges Lane, Barnstaple, EX31 1EF

£650 Per Month

Summary

A fantastic and stylishly furnished double en-suite room available in a female only house share near the centre of Barnstaple Town. WiFi included!

Description

Room 9 is situated on the third floor complete with its own ensuite shower room/

With 9 bedrooms and 3 additional bathrooms, the house offers ample accommodation. As an added benefit, tenants will have access to a laundry room and a delightful roof terrace, complete with tables and chairs for relaxation.

Each room comes fully furnished with a bed and mattress, desk and chair, wardrobe, mirror, and side table. Some rooms even have the luxury of an extra cozy chair, providing additional comfort.

The landlord has specified his preferred Tenant would be a female who works for the NHS or a company associated with the NHS.

The rent for the property is £650 per calendar month, payable monthly in advance. All bills are included in the rent including broadband (speeds cannot be guaranteed)

The property will be let on an initial 6-month-assured short-hold tenancy.

Available from 15th August 2024

Single Occupancy Only

Tenants must be able to show an annual income of £19,500 or provide a guarantor that can show an income of £23,400.

In addition to the first months rent a deposit of £750.00 will be required. This will be registered with 'My Deposits' in accordance with the terms and conditions of My Deposits. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at www.mydeposits.com

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 on this tenancy. However, a holding deposit of £150.00 is taken to hold the property. This will be used towards your deposit once the tenancy commences.

EPC Rating- TBC

The property is let as seen.

Viewing Procedure

Initially, you will be asked to view our virtual tour of the property as well as marketing material including photos, comprehensive write-up, floor plan, and

room measurements.

If you wish to apply for the property you will need to contact Collyers and we will send you a link to apply for the property online. The application can be filled out from a PC, smartphone, or tablet. Potential tenants will be invited to view the property in person by Collyers, the agent will meet the applicants at the property.

If the landlord agrees to proceed with the application the potential tenants will be offered the property subject to references and contract.

Once you are satisfied you wish to proceed with the property, you will be expected to pay a holding deposit and supply information for referencing within 48 hours. Our referencing, contracts and Inventory, and Schedule of conditions (where applicable) are all delivered and signed online.

Please note: We receive a high volume of applications for each property and whilst we always endeavor to inform all applicants whether they have been successful or not, occasionally we are not able to. Therefore, if you have not heard from us within 10 working days please assume you have not been successful.

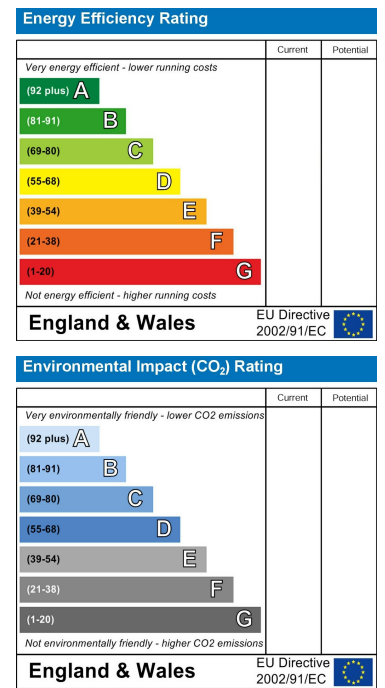
Floor Plan



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.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
 Tel: 01271377237 Email: enquiries@collyers.biz
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP