

Room 9 Westview 4 Pilton Causeway, Barnstaple, EX32 7AA

£400 PCM

A furnished newly renovated room in a shared house in the Pilton area of Barnstaple, situated within a short walk from North Devon District Hospital.

Description

The facilities in the shared house include a large communal kitchen, shared laundry facilities and two bath/shower rooms.

The common areas of the property are cleaned on a weekly basis.

The room is available part furnished including a bed and storage unit, with the existing carpets and curtains to remain.

The room is for single occupancy only. The landlords preference is a female tenant.

Strictly no pets.

Available for occupation from immediately.

There is WiFi access available in both the common areas and the room. Speeds cannot be guaranteed.

The property does have parking, subject to availability and an additional charge.

The rent for the property is £400.00 per calendar month, inclusive of gas, water and council tax, and payable monthly in advance. There is a sub-meter in the room for the electric supply.

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

Tenants must be able to show annual income of £12,000 or provide a guarantor that can show an income of £14,400.

In addition to the first months rent, a deposit of £400.00 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

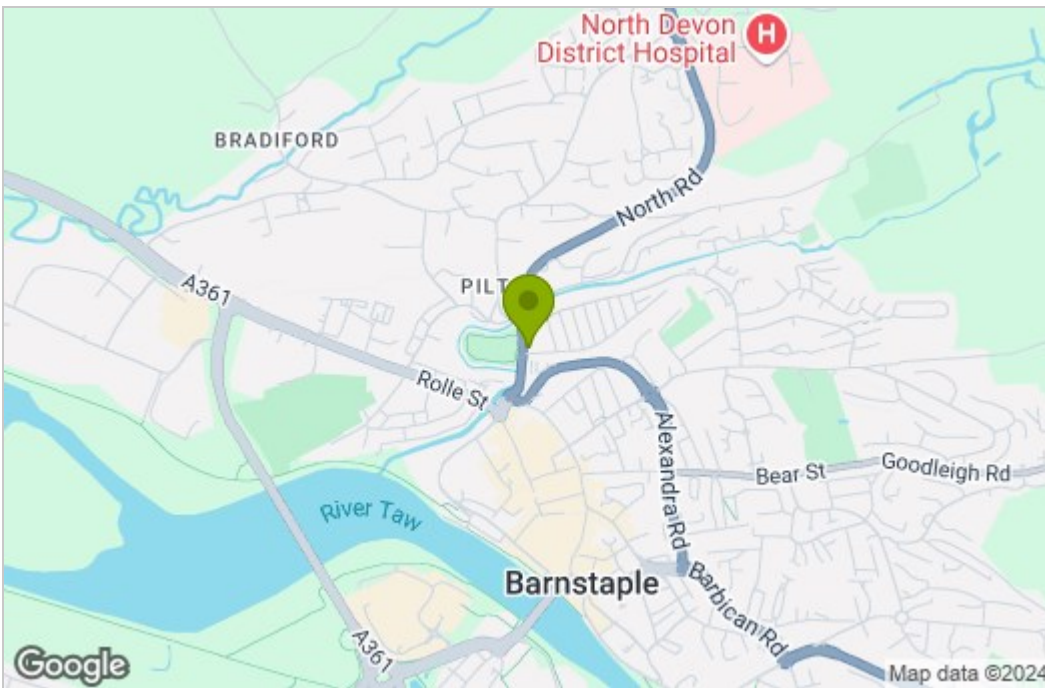
Government Legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees on this tenancy. However, a holding deposit of £100.00 is taken to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

A full Energy Performance Certificate is available upon request.

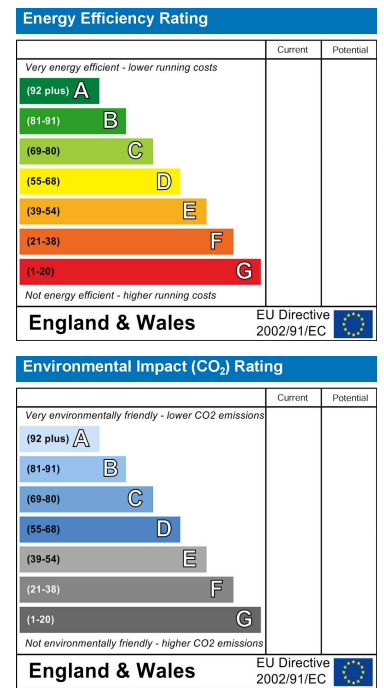
Please note that all measurements are only approximate and are purely given as a guide.

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.

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