



Room 2 32 Azes Lane, Barnstaple, EX32 8BQ

£450 PCM

A furnished, ground floor, single room in a small shared house on Azes Lane, Barnstaple, close to the town centre.

Description

The facilities in the shared house include a communal kitchen and a shower room.

The room is available furnished to include a single bed and mattress, wardrobe and side table.

This room is for single occupancy only.

Strictly no pets.

Available for occupation from 15th November 2024.

The rent for the property is £450.00 per calendar month, including all bills and WiFi and payable monthly in advance.

The property will be let on an initial six month assured short-hold tenancy but it is envisaged that it will be available as a long let. This could be subject to change based on the landlords circumstances.

Tenants must be able to show an annual income of £13,500 or provide a guarantor that can show an income of £16,200.

In addition to the first months rent, a deposit of £519.23 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 £103.85 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.

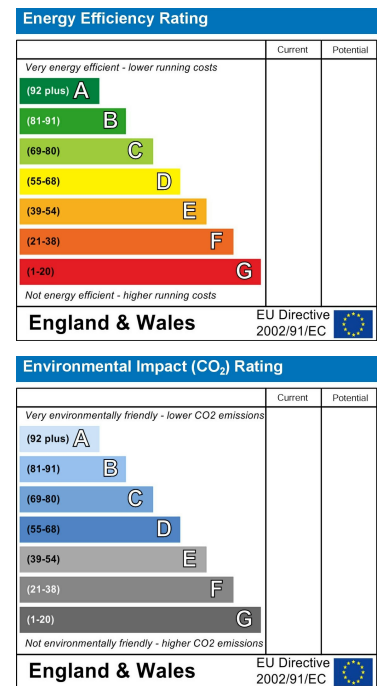
Please note that all measurements are only approximate and are purely given as a guide.

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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