



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

£500 Per Month

A furnished ground floor double room available in an all-female shared house, conveniently located in the centre of Barnstaple. This property offers easy access to all local amenities and is just a short distance from North Devon District Hospital. Ideal for those seeking a comfortable, well-located home with a friendly, female-only atmosphere.

Description

Room 1 is situated on the ground floor of an all female house share in the heart of Barnstaple.

The room comes fully furnished with a bed and mattress, desk and chair, wardrobe, mirror, and side table.

Tenants have shared access to a laundry room and a delightful roof terrace, complete with tables and chairs for relaxation.

The landlord has specified his preferred tenant would be a female.

The rent for the property is £500.00 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 immediately.

Single Occupancy Only.

Tenants must be able to show an annual income of £15,000 or provide a guarantor that can show an income of £18,000.

In addition to the first months rent a deposit of £115.38 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 £126.92 is taken to hold the property. 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.

The property is let as seen.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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