



Basement Flat 15 Ebberley Lawn, Barnstaple, EX32 7DJ
£725 Per Calendar Month

A newly renovated lower ground floor one bedroom flat conveniently located just a short walk from Barnstaple Town centre.

Description

A newly renovated one bedroom lower ground floor flat in Ebberley Lawn, Barnstaple.

The flat comprises of a spacious lounge, modern kitchen, a double bedroom and a shower room. The flat also benefits from access to a shared garden.

Potentially parking for one car available at an extra £25.00 per calendar month.

Additional Information:

The property is available unfurnished with any existing carpets/flooring and curtains to remain.

Electric heaters. Water payable to SWW.

Restrictions:

Strictly No Pets.

Availability:

Available for occupation from 30th April 2025.

Rent and Tenancy Details:

Rent: £725.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £836.53 registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit My Deposits.

The property will initially be let on a 12 month Assured Shorthold Tenancy but is expected to be available as a long-term let. This is subject to the landlord's circumstances.

Tenant Requirements:

Applicants must demonstrate an annual household income of £21,750 or provide a guarantor with an income of £26,100.

Holding Deposit:

A holding deposit of £167.30 is required to secure the property once a tenancy offer is accepted. This amount will be deducted from the main deposit upon the commencement of the tenancy.

Legal Information:

In line with Government legislation effective 1st June 2019, no fees can be charged to tenants for creating or ending a tenancy.

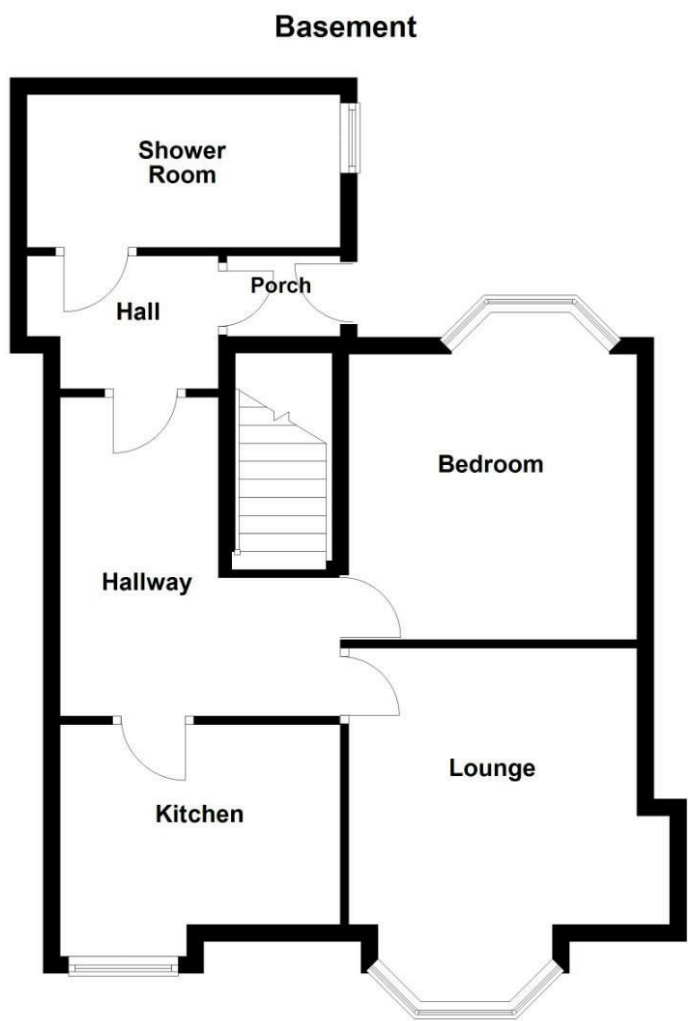
Additional Notes:

The Council Tax is band A.

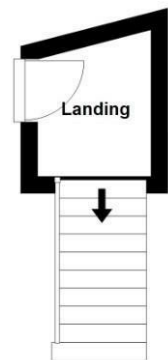
Property is Grade II Listed.

All measurements are approximate and provided as a guide only.

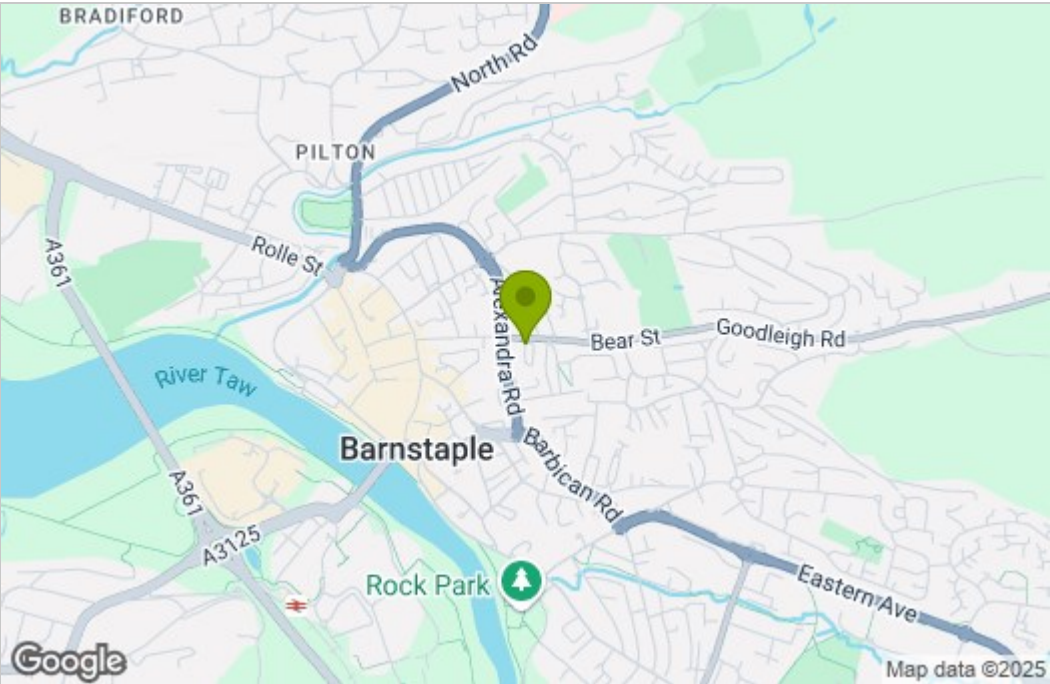
Floor Plan



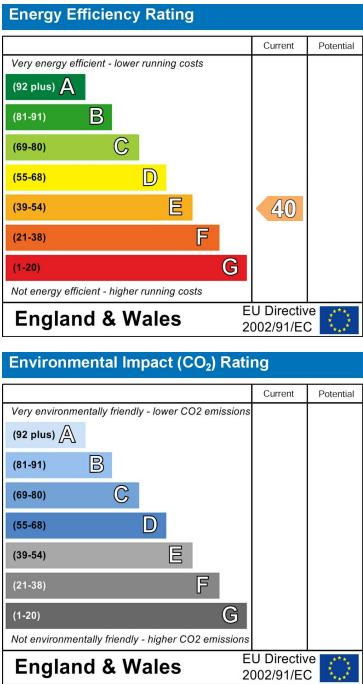
Ground Floor



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.