

Room 3 42 Sunflower Road, Barnstaple, EX32 7DU
£500 Per Month

A furnished double bedroom close to Barnstaple Town centre.

Description

****Furnished Double Room Available in a Shared House****

A large, furnished double room is available in a shared house with 4 other rooms. The house offers a shared kitchen, bathroom, WC and a courtyard garden.

****Key Features:****

- Bi-weekly cleaning of common areas
- Room comes furnished with a bed, storage units, desk, and chair (existing carpets and curtains remain)
- Single occupancy only
- No pets allowed
- Available from 17th June 2025
- Basic WiFi access in common areas and the room (tenants can install their own line if they require higher speed)
- On-street parking available
- Rent: £500 per calendar month, inclusive of gas, water, and council tax (electricity is sub-metered for the room)
- Six-month assured shorthold tenancy

****Requirements:****

- Tenants must show an annual income of £15,000 or provide a guarantor with an income of £18,000
- Deposit: £576.92, registered with MyDeposits
- No application or administration fees, but a holding deposit of £115.38 is required to secure the room (this will be deducted from the final deposit once the tenancy starts)

****Additional Information:****

- Energy Performance Certificate (EPC) available upon request
- All measurements are approximate

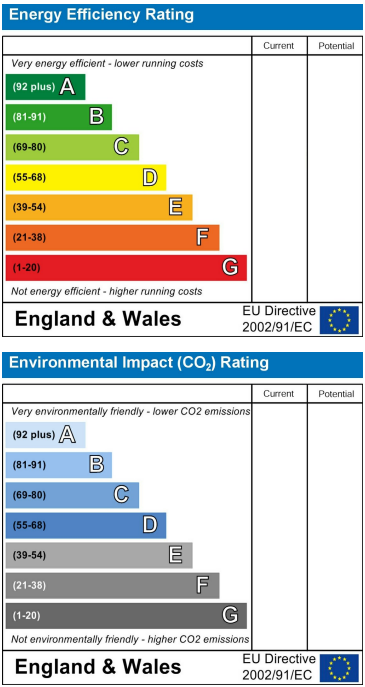
Floor Plan



Area Map



Energy Efficiency Graph



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