

Room 7 6a Paiges Lane, Barnstaple, EX31 1EF

£595 Per Month

Introducing our exceptional offering: a furnished room in a 9-bedroom, 3-bathroom HMO. This unique property is specifically designed for females. Situated within convenient walking distance of North Devon District Hospital, it ensures seamless accessibility for your daily commute.

Our meticulously designed rooms boast modern furnishings and a welcoming ambiance, providing a comfortable and tranquil living space. Each room includes all-inclusive billing, eliminating the hassle of managing multiple payments. With our all-encompassing package, you can enjoy peace of mind knowing that your utilities and other expenses are taken care of.

Be part of this exclusive community, where like-minded female professionals come together to create a supportive environment. Benefit from the proximity to the hospital, allowing you to easily balance work and personal life.

Don't miss the opportunity to secure your place in this HMO.

Description

Room 7 is situated on the second floor with a window overlooking the courtyard of the property.

With 9 bedrooms and 3 additional bathrooms, the house offers ample accommodation. As an added benefit, tenants will have access to a laundry room and a delightful roof terrace, complete with tables and chairs for relaxation.

Each room comes fully furnished with a bed and mattress, desk and chair, wardrobe, mirror, and side table. Some rooms even have the luxury of an extra cozy chair, providing additional comfort.

The landlord has specified his preferred Tenant would be a female who works for the NHS or a company associated with the NHS.

The rent for the property is £595 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 from 17th May 2025

Single Occupancy Only

Tenants must be able to show an annual income of £17,850 or provide a guarantor that can show an income of £21,420.

In addition to the first months rent a deposit of £686.53 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 £137.0 is taken to hold the property. This will be used towards your deposit once the tenancy commences.

The property is let as seen.

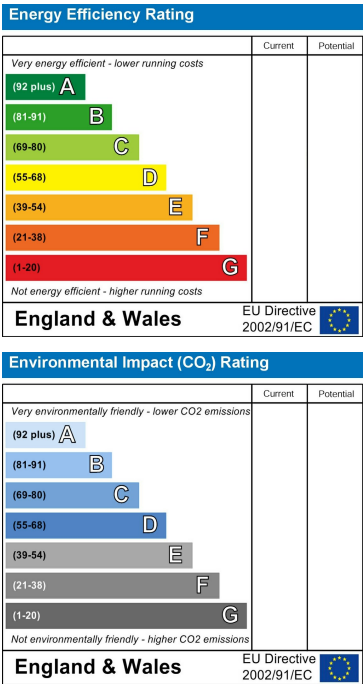
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
Tel: 01271377237 Email: enquiries@collyers.biz
78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP