



Room 1/2 Springhaven Rock Avenue, Barnstaple, EX32 9AP
£625 Per Calendar Month

A furnished room in a shared house in the Newport area of Barnstaple.

Description

A bright and spacious double room within walking distance of Barnstaple town centre.

The facilities in the shared house include a large communal kitchen, 3 Bath/shower rooms, a laundry area, and a courtyard garden.

Additional Information:

The room is available furnished including bed, wardrobe and storage units, with the existing flooring and curtains to remain.

Shared laundry facilities and Wi-Fi available.

Restrictions:

This room is for single occupancy only.

No pets.

Availability:

Available for occupation from 9th July 2025.

Rent and Tenancy Details:

Rent: £625.00 per calendar month, inclusive of gas, electric and water, and payable monthly in advance.

Deposit: £721.15, 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 six-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 £18,750 or provide a guarantor with an income of £22,500.

Holding Deposit:

A holding deposit of £144.23 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:

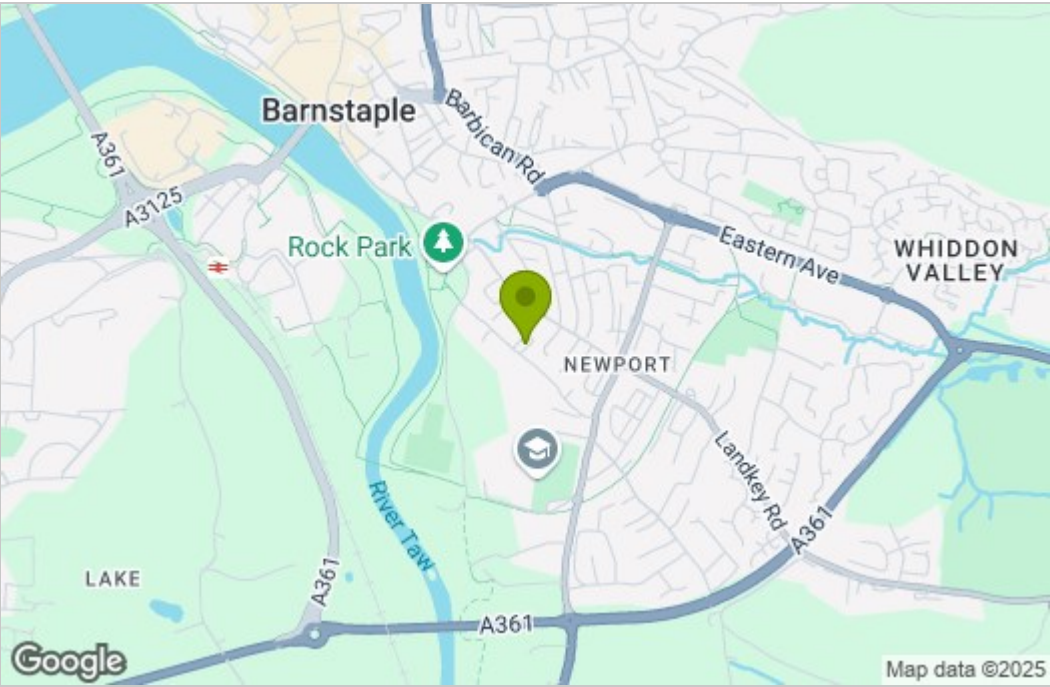
A full Energy Performance Certificate (EPC) is available upon request.

All measurements are approximate and provided as a guide only.

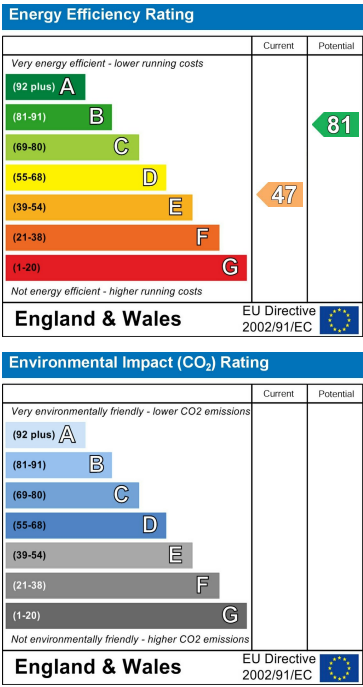
Room 1/2 Springhaven



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.