



6 Mill Road, Barnstaple, EX31 1JQ
£995 Per Calendar Month

A four bedroom character property in the heart of Barnstaple complete with off road parking.

Description

A four bedroom terraced house available in Mill Road, Barnstaple, within walking distance of the town centre.

The property is spread over three floors, with two bedrooms on the lower floor along with a convenient utility area. The ground floor is open plan with a bright and airy kitchen, dining room and lounge. Two further double bedrooms and family bathroom complete the property on the first floor. Externally there is a large car port which can house up to three cars.

Additional Information:

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

A gas boiler provides heating and hot water.

The water is metered with mains sewerage.

Restrictions:

Pets may be considered for an additional charge of £15.00pcm per cat or £20.00pcm for a dog.

Availability:

Available for occupation from 30th June 2025.

Rent and Tenancy Details:

Rent: £995.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £1148.07, 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 and is expected to be available as a short term let only. This may be extended subject to the landlord's circumstances.

Tenant Requirements:

Applicants must demonstrate an annual household income of £29,850 or provide a guarantor with an income of £35,820.

Holding Deposit:

A holding deposit of £229.61 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 B.

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

All measurements are approximate and provided as a guide only.

Living Room 17'8" x 15'7" (5.41 x 4.75)

Kitchen / Diner 21'3" x 9'1" (6.50 x 2.77)

Bedroom 1 14'11" x 10'5" (4.55 x 3.18)

Bedroom 2 14'2" x 10'11" (4.34 x 3.33)

Bedroom 3 14'0" x 8'3" (4.29 x 2.54)

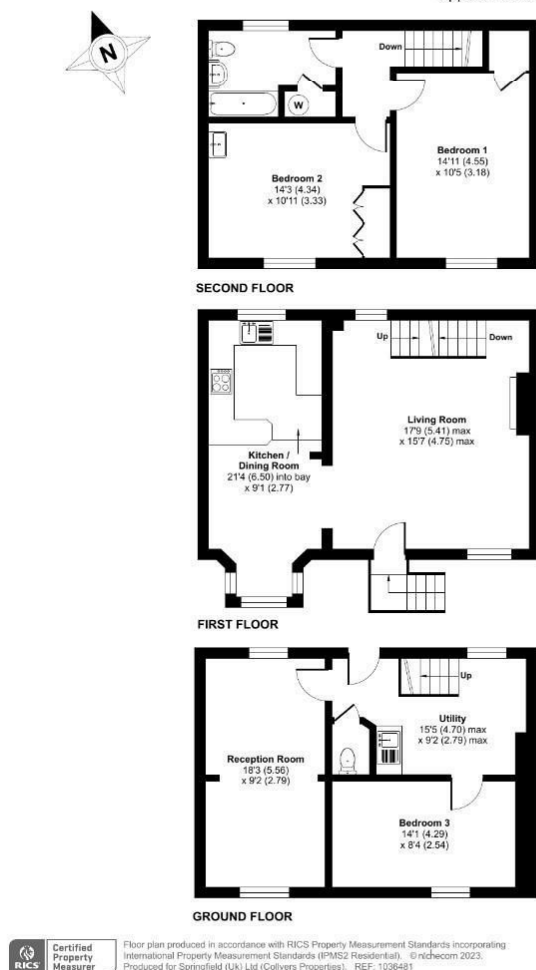
Bedroom 4 18'2" x 9'1" (5.56 x 2.79)

Floor Plan

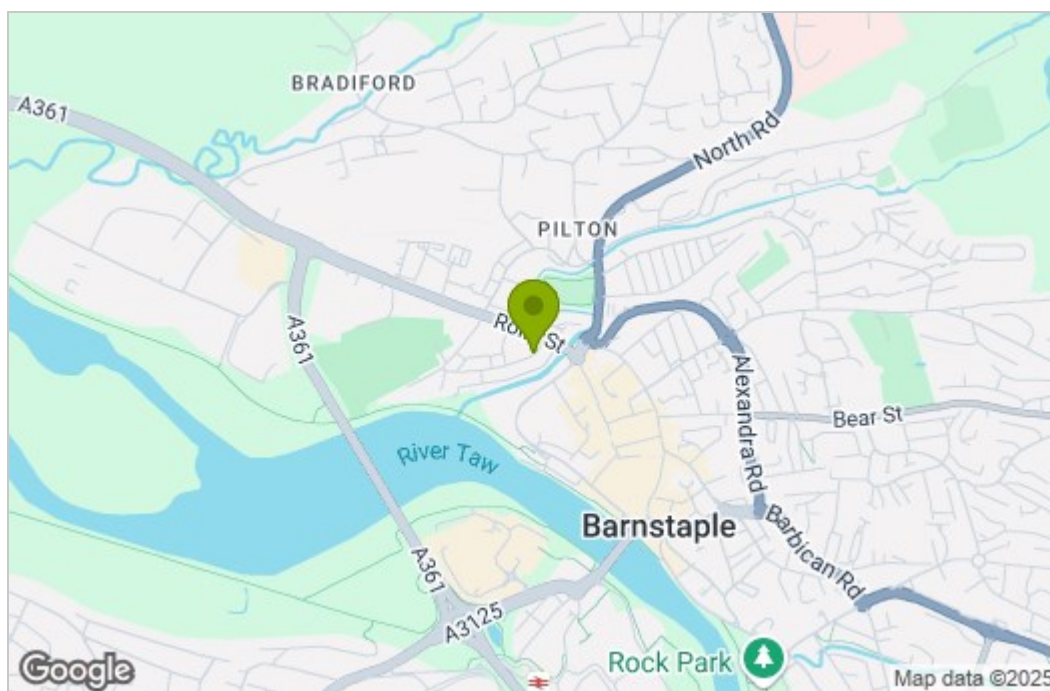
Mill Road, EX31

Approximate Area = 1362 sq ft / 126.5 sq m



For identification only - Not to scale



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|------------------------------------|---|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>65</p> | <p>86</p> |
| <p>England & Wales</p> | | <p>EU Directive 2002/91/EC</p> |  |
| Environmental Impact (CO ₂) Rating | | | |
| | | Current | Potential |
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | | |
| <p>England & Wales</p> | | <p>EU Directive 2002/91/EC</p> |  |

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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