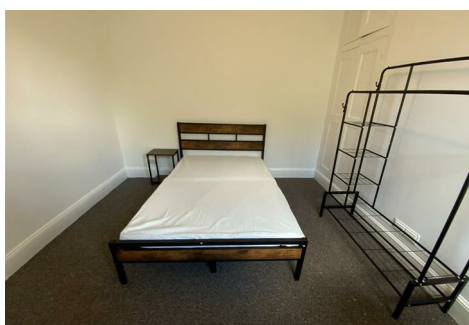




Room 2 42 Sunflower Road, Barnstaple, EX32 7DU
£500 Per Calendar Month

A furnished double bedroom conveniently located close to Barnstaple town centre.

Description

A furnished double room available near Barnstaple town centre.

The room is available in a shared house with 4 other rooms. The shared facilities include a 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 14th August 2025
- On-street parking available (if permits are available from Devon District Council)
- 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

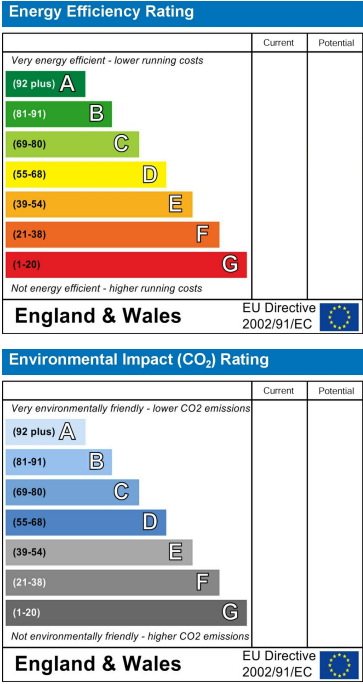
Floor Plan



Area Map



Energy Efficiency Graph



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.

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