



£625 Per Calendar Month

Flat 3 1 Osbourne Terrace, Sticklepath, Barnstaple, Devon, EX31 2AX

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A one bedroom second floor flat conveniently located within walking distance of Barnstaple town centre and local transport links.

Description

A second floor one bedroom flat located in Sticklepath, Barnstaple.

The property comprises of a lounge/diner, kitchen, shower room, and bedroom.

Additional Information:

The property is available unfurnished with any existing carpets/flooring and curtains to remain. A gas combi boiler provides heating and hot water.

Restrictions:

No pets allowed.
A parking permit for on-street parking can be obtained from Devon County Council.

Availability:

Available for occupation from 15th November 2025.

Rent and Tenancy Details:

Rent: £625.00 per calendar month, exclusive of all bills and outgoings, 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:

The Council Tax is band A.
A full Energy Performance Certificate (EPC) is available upon request.
All measurements are approximate and provided as a guide only.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

