



**32 Azes Lane, Barnstaple, EX32 8BQ**

**£475 (From) Per Month**

4 Rooms Available ---- A newly decorated four-room house share in Barnstaple town centre, offering furnished rooms with all bills included. The property has recently benefited from fresh décor throughout and an upgraded kitchen, providing comfortable and modern living in a smaller, quieter shared home.

### Description

Attractive furnished rooms available in a well-presented terraced house on Azes Lane, ideally located in Barnstaple town centre.

Perfect for professionals seeking affordable, convenient accommodation, this property offers comfortable furnished rooms with inclusive bills and easy access to local shops, transport links, and amenities.

Each room is furnished with a bed (including mattress and new bedding), a chest of drawers or wardrobe, and a small table and chairs. The shared facilities include a kitchen and shower room. A washing machine and tumble dryer are also available, operated via a coin meter.

The rent is inclusive of water, electricity, gas, and council tax. Basic broadband (approximately 70mbps) is included; however, tenants requiring a dedicated connection for working or gaming may wish to arrange their own service.

### Additional Information:

The rooms are offered furnished, with all existing carpets/flooring, curtains and furniture remaining.

### Restrictions:

No pets

Single occupancy only

### Availability:

Available for occupation immediately.

### Rent and Tenancy Details:

Rent includes all utilities and broadband (Electricity, Gas, Water, Council Tax and Wi-Fi).

Room 1: £495.00pcm | Deposit £571.15 - Let Agreed

Room 2: £475.00pcm | Deposit £548.07

Room 3: £525.00pcm | Deposit £605.76 - Let Agreed

Room 4: £550.00pcm | Deposit £634.61 - Let Agreed

The deposit will be registered with MyDeposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit MyDeposits.

Each room will be let on an initial six-month Assured Shorthold Tenancy, with the expectation of longer-term availability subject to the landlord's circumstances.

### Tenant Requirements:

Applicants must demonstrate a minimum annual income of:

Room 1: £14,850 or a guarantor earning £17,820

Room 2: £14,250 or a guarantor earning £17,100

Room 3: £15,750 or a guarantor earning £18,900

Room 4: £16,500 or a guarantor earning £19,800

### Holding Deposit:

A holding deposit equivalent to one week's rent is required to secure the room once a tenancy offer is accepted. This will be deducted from the main deposit at the start 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.

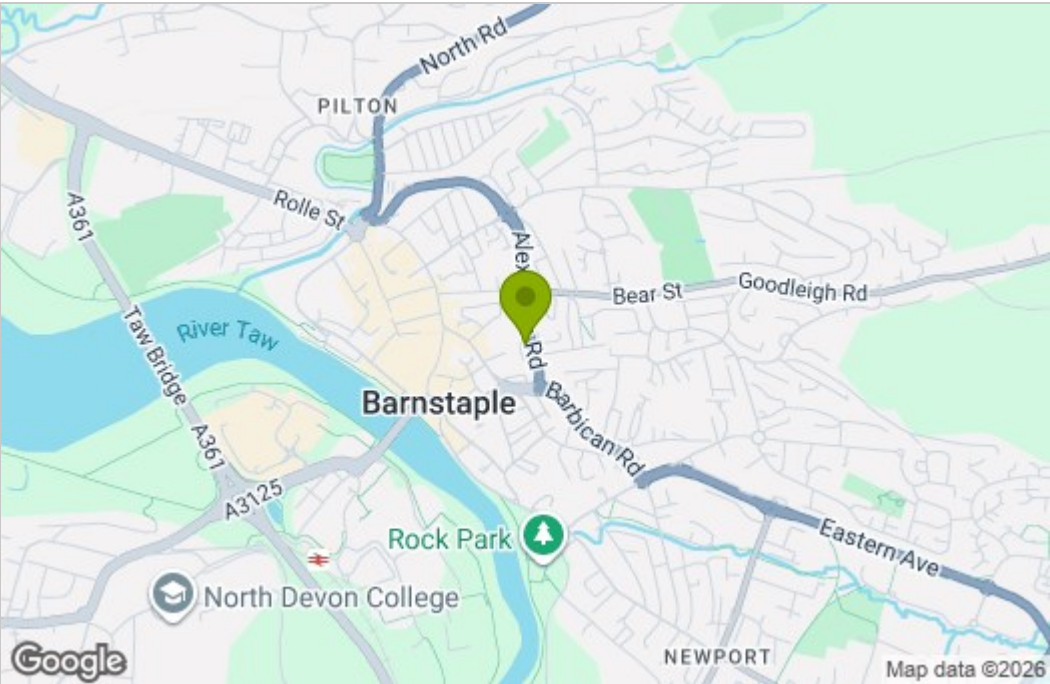
### Additional Notes:

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

All measurements are approximate and provided for guidance only.

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.