



**Flat 6 Queens Walk, Barnstaple, EX32 7DA**  
**£625 Per Calendar Month**

A modern, neutrally decorated 1-bedroom flat in a central Barnstaple location, featuring a fitted kitchen, living area, bedroom with shower and separate WC. Offered unfurnished with carpets to remain.

Available 9th January 2026. Rent £575 pcm.

## Description

A well-presented one-bedroom flat set in a convenient central Barnstaple location, offering modern accommodation ideal for a single occupier or professional seeking easy access to the town's amenities. Neutrally decorated throughout, the property provides comfortable living within a well-maintained building at Queens Walk.

The flat comprises a modern fitted kitchen, a bright living area, a bedroom with its own shower, and a separate WC. Please note: there is no plumbing for a washing machine or dishwasher; however, a launderette is conveniently located nearby.

## Additional Information

Offered unfurnished, with existing carpets to remain

Electric heating

Neutral décor throughout

Centrally located close to shops, transport links and amenities

## Restrictions

Pets are not permitted

Suitable for a single occupier

## Availability

Available for occupation from 9th January 2026

## Rent and Tenancy Details

Rent: £625 per calendar month, exclusive of all bills and outgoings, payable monthly in advance

Deposit: £721 (equivalent to 5 weeks' rent), protected with My Deposits in accordance with their terms and conditions

Initially offered on a 6-month Assured Shorthold Tenancy, with the expectation it may continue longer-term subject to the landlord's circumstances

## Tenant Requirements

Applicants must demonstrate an annual household income of £18,750, or provide a guarantor with a minimum income of £22,500

## Holding Deposit

A holding deposit equivalent to one week's rent (£144.23) is required to secure the property once a tenancy offer is accepted. This will be deducted from the main deposit when the tenancy begins.

## Legal Information

In accordance with legislation introduced on 1st June 2019, no fees can be charged to tenants for setting up, renewing or ending a tenancy.

## Additional Notes

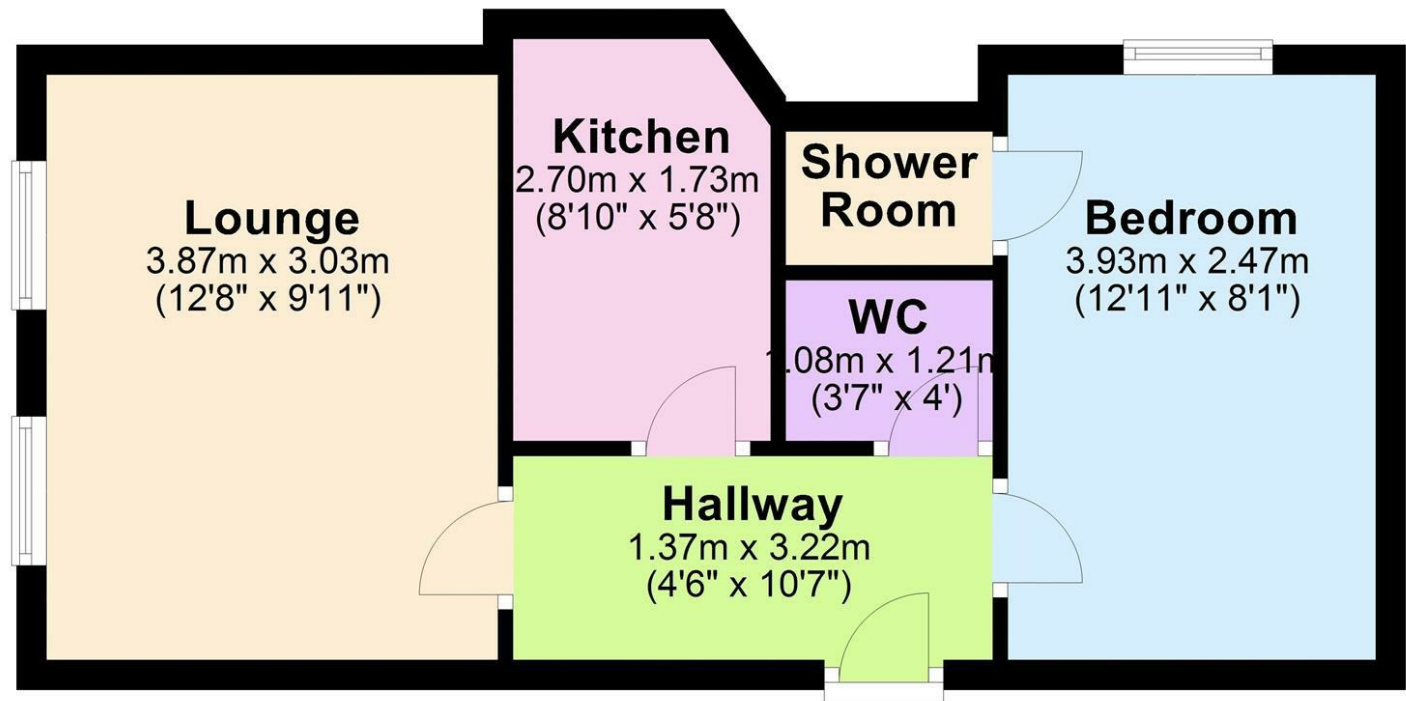
Council Tax Band: A

EPC: C

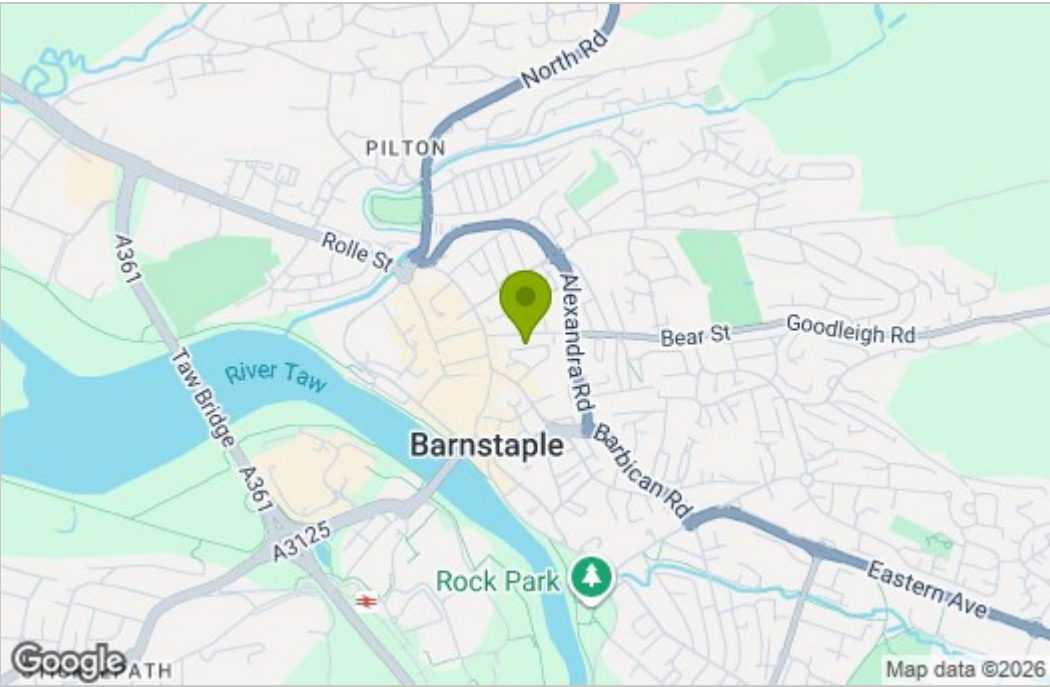
All measurements are approximate

Some marketing photographs may be historic

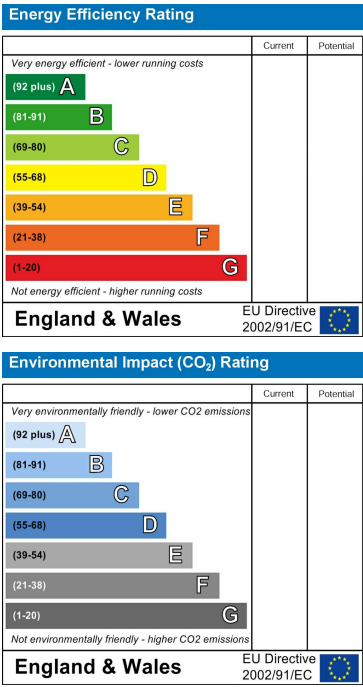
Ground Floor



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.