Collyers
PROPERTIES

Room 9 6a Paiges Lane, Barnstaple, EX31 1EF

£665 Per Calendar Month

A stylishly furnished double room with en-suite available in a female only shared house near the centre of Barnstaple town

Description

A well-presented room to let within a shared house (HMO) in Barnstaple, offering comfortable accommodation with access to well-maintained communal facilities.

The property comprises a number of individual letting rooms, together with a shared kitchen, 4 bathrooms and/or shower facilities, laundry facilities inclusive in the rent, and a roof terrace complete with tables and chairs.

Room 9 is situated on the third floor complete with its own en-suite shower room.

The room comes fully furnished with a bed and mattress, desk and chair, wardrobe, mirror, and side table.

The landlord has specified his preferred Tenant would be a female who works for the NHS or a company associated with the NHS.

The property is available for occupation from 9th June 2026.

Key Information (Costs)
Monthly Rent: £665 per calendar month, payable in advance
Tenancy Deposit: £767.30 (equivalent to 5 weeks' rent)
Holding Deposit: £153.46 (equivalent to 1 week's rent)
This is paid to reserve the room and will be deducted from the first month's rent or tenancy deposit upon move-in. It is not an additional fee.
Total Move-In Cost (Example): £1432.30
This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.
Council Tax: Included
Utilities: Included (gas, electricity and water)
Broadband: Included for general use (see below)
Parking: No parking
Furnishing: Furnished

Tenancy Information
This room will be let on a periodic assured tenancy with no fixed term. The tenancy will continue on a rolling basis until ended by the tenant giving notice, or by the landlord in accordance with statutory grounds for possession.

Household & Property Information
This is a shared house, and applicants should be comfortable living in a communal environment with other occupiers.
Regular cleaning of the communal areas is included within the rent.
Broadband is provided for general day-to-day use such as browsing, emails and online banking. Speeds and performance cannot be guaranteed for higher-demand activities such as streaming or gaming. Tenants requiring a higher specification connection may wish to make their own arrangements, subject to agreement.
Occupancy is limited to a single person.

Pets
Due to the shared nature of the property (HMO), pets are unlikely to be suitable. Any requests will be considered, however consent may be refused where it would impact other occupiers, including for reasons such as allergies or the shared use of facilities.

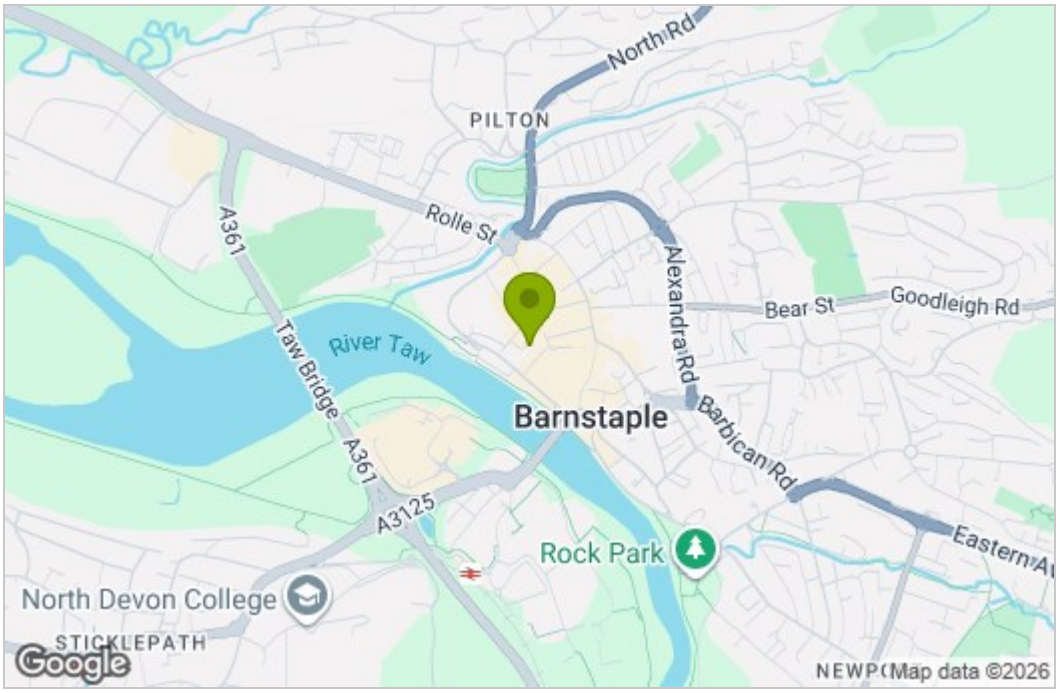
Tenant Requirements
All applicants will be subject to referencing and affordability checks. A minimum income of approximately £19,950 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered.

Fees and Deposits
In line with the Tenant Fees Act, no charges are payable for referencing, administration, or tenancy setup.
The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).
The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

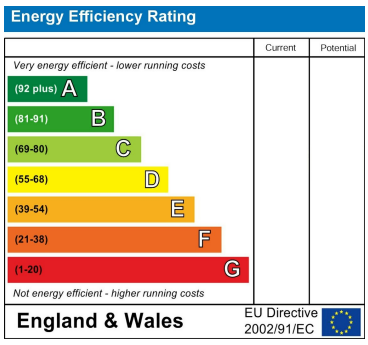
Additional Information
Energy Performance Certificate (EPC) available on request.
All measurements are approximate and provided for guidance only.

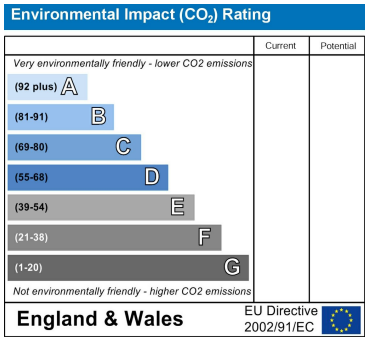
Floor Plan

Area Map



Energy Efficiency Graph





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