

## Room 11 85 High Street, Barnstaple, EX31 1SS

**£595 Per Month**

Second-floor furnished room within a spacious 11-bedroom HMO on Barnstaple High Street. The property offers two large shared kitchens, four shower rooms, two WCs, and free laundry facilities. All bills included. Ideally located close to local amenities and transport links. Single occupancy only.

Available immediately.

## Description

Room 11 is a second-floor room within a large 11-bedroom HMO house share, situated on Barnstaple High Street.

Room size approximately: 10.80 sq metre

The room is offered fully furnished with a bed and mattress, desk and chair, wardrobe, and chest of drawers.

Tenants have shared access to two large, well-fitted kitchens, four shower rooms, and two separate WCs. There are also free laundry facilities included within the rent in each kitchen.

The property is arranged over three storeys and is conveniently located within very close proximity to local amenities, shops, and bus routes.

Please note, there is no parking available with this property.

The rent for the property is £595 per calendar month, payable monthly in advance. All bills are included in the rent.

The property will be let on an initial 6-month assured shorthold tenancy.

Available immediately.

Single occupancy only.

Tenants must be able to show an annual income of £17,850 or provide a guarantor that can show an income of £21,420.

In addition to the first month's rent, a deposit of £686.53 will be required. This will be registered with 'My Deposits' in accordance with their terms and conditions. Further information regarding deposit protection and the repayment process can be found at [www.mydeposits.com](http://www.mydeposits.com)

In line with Government legislation introduced on 1st June 2019, no application or administration fees are charged. However, a holding deposit of £137.30 is required to reserve the property. This will be deducted from the deposit upon commencement of the tenancy.

A full Energy Performance Certificate is available upon request.

Please note that all measurements are approximate and provided as a guide only.

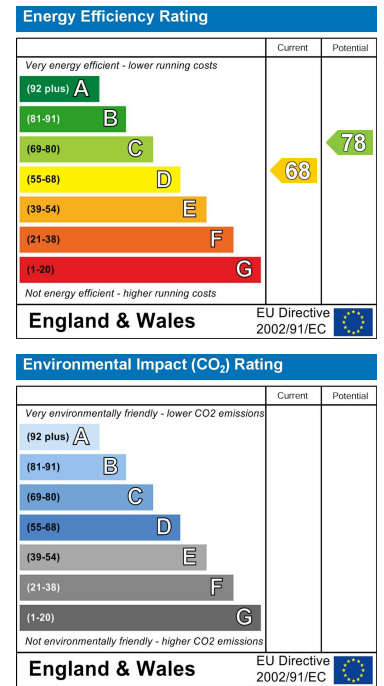
The property is let as seen.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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