Collyers
PROPERTIES









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

£680 Per Calendar Month

A furnished en-suite room in a modern 9-bedroom, 3-bathroom female only HMO in Barnstaple town centre, situated within convenient walking distance of North Devon District Hospital.

Description

Room 9 is situated on the second floor complete with it's own en-suite shower room.

With 9 bedrooms and 3 additional bathrooms, the house offers ample accommodation. As an added benefit, tenants will have access to a laundry room and a roof terrace, complete with tables and chairs for relaxation.

Each room comes fully furnished with a bed and mattress, desk and chair, wardrobe, mirror, and side table. Some rooms even have the luxury of an extra cosy chair, providing additional comfort.

The property is available for occupation immediately.

Key Information (Costs)
Monthly Rent: £680.00 per calendar month, payable in advance
Tenancy Deposit: £680.00
Holding Deposit: £156.92 (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): £1360.00
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 included, permits available via the local council
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. Please note this is a female only shared house.

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 £19,500 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.

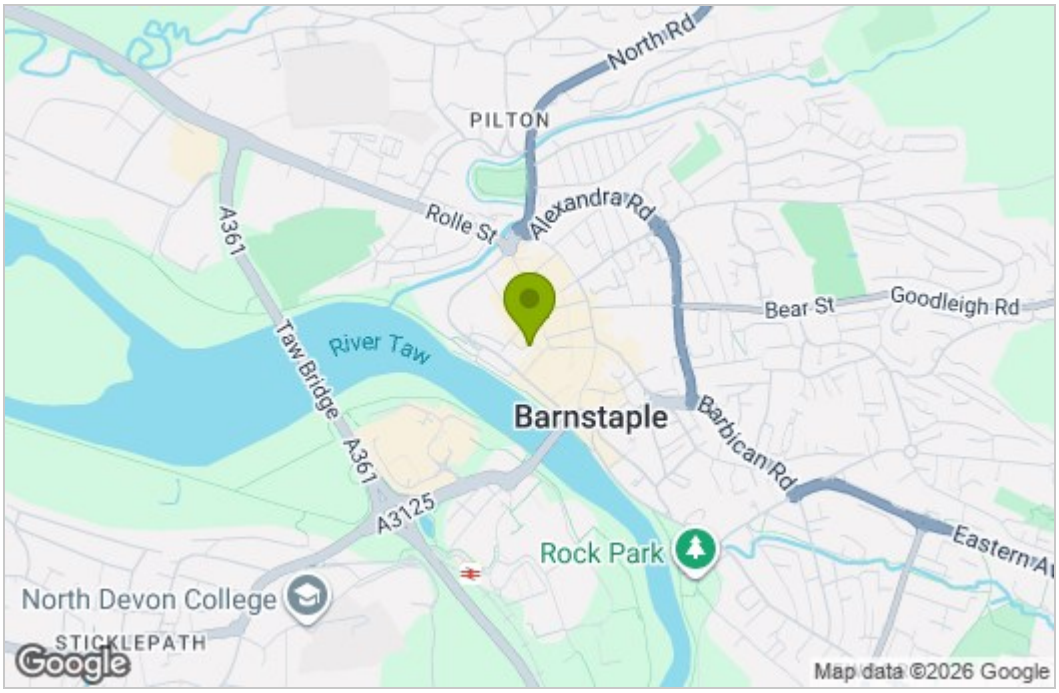
Additional Information
Energy Performance Certificate (EPC) available on request.
All measurements are approximate and provided for guidance only.

Photographs are provided for illustrative purposes and may have been taken previously. Some images may have been digitally enhanced or edited, including through the use of AI; however, no alterations are intended to materially misrepresent the property. Prospective tenants are encouraged to view the property to satisfy themselves as to its current condition, appearance and contents.

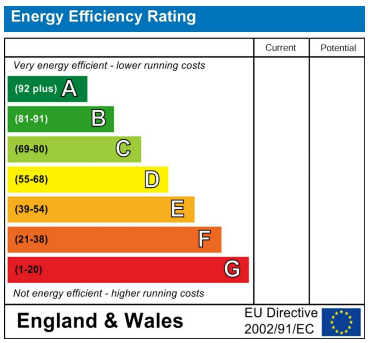
Floor Plan

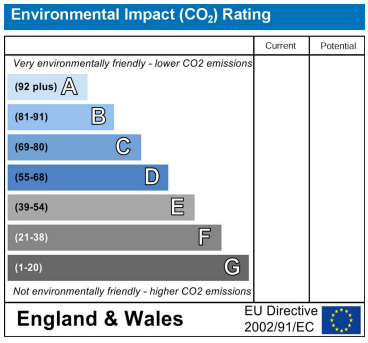


Area Map



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.

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