



57 Claypits Road, Barnstaple, EX31 3WJ
£925 Per Calendar Month

A modern two bedroom house with two allocated off road parking spaces, located in Roundswell, Barnstaple.

Description

A modern and smartly decorated 2 bedroom house conveniently located in Roundswell, Barnstaple.

The ground floor comprises an open plan kitchen / living area and W.C. The first floor has 2 double bedrooms and a family bathroom.

The property benefits from an enclosed rear garden and 2 off road allocated parking spaces.

Additional Information:

The property is available unfurnished with any existing carpets/flooring and curtains to remain.
Gas central heating.

Restrictions:

No pets allowed.

Availability:

Available for occupation from 18th march 2026

Rent and Tenancy Details:

Rent: £925.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £1067, registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit My Deposits.

The property will initially be let on a six-month Assured Shorthold Tenancy but is expected to be available as a long-term let. This is subject to the landlord's circumstances.

Tenant Requirements:

Applicants must demonstrate an annual household income of £27,750 or provide a guarantor with an income of £33,300

Holding Deposit:

A holding deposit of £213.46 is required to secure the property once a tenancy offer is accepted. This amount will be deducted from the main deposit upon the commencement 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:

The Council Tax is Band B.

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

All measurements are approximate and provided as a guide only.

Lounge 13'3" x 9'1" (4.04 x 2.77)



Kitchen 10'9" x 9'11" (3.28 x 3.02)



Bedroom 1 13'3" x 8'10" (4.04 x 2.69)



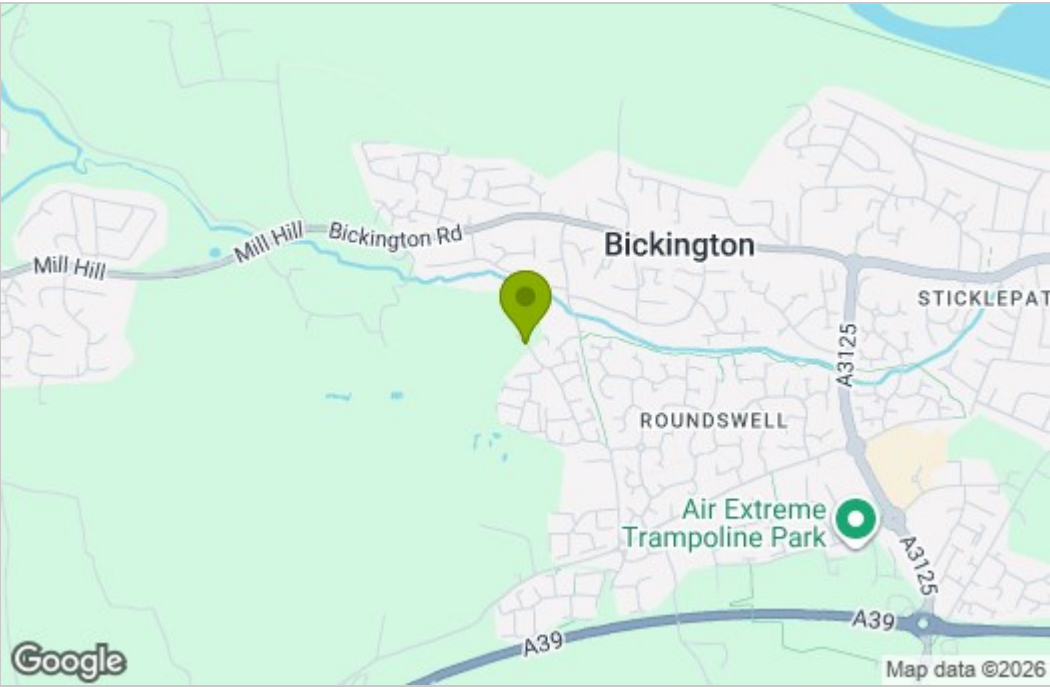
Bedroom 2 13'3" x 7'7" (4.04 x 2.31)



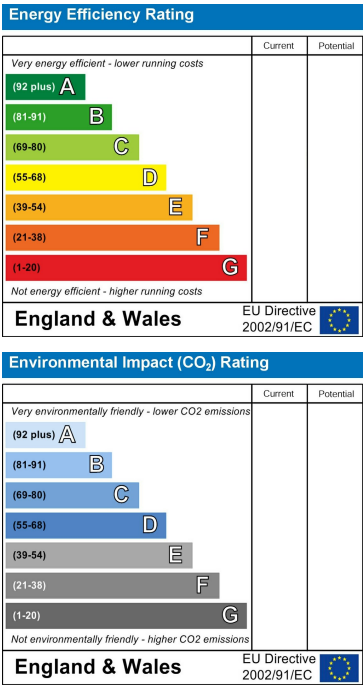
Floor Plan



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.