



8 Otter Way, Barnstaple, EX32 8PS

£595 PCM

A fantastic ground floor studio flat in Whiddon Valley with the added bonus of a good sized rear garden and unrestricted parking.

Description

A ground floor studio apartment located within easy reach of local amenities and transport links.

The property comprises a spacious bedroom/lounge area to the front, a fitted kitchen with cooker and space and plumbing for a washing machine, and a three-piece bathroom suite with shower over the bath located to the rear.

Externally, the property benefits from a rear garden with a useful storage shed. Parking is available on an unrestricted on-street basis.

Additional Information:

The property is available unfurnished with the existing carpets/flooring and cooker to remain.

Gas central heating provides heating and hot water.

Water is metered. Electricity and gas are on billed meters.

Unrestricted on-street parking available.

Restrictions:

Strictly no pets.

Availability:

Available for occupation from Friday 20th March 2026.

Rent and Tenancy Details:

Rent: £595.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £686.53, 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, subject to the landlord's circumstances.

Tenant Requirements:

Applicants must demonstrate an annual household income of £17,850 or provide a guarantor with an income of £21,420.

Holding Deposit:

A holding deposit of £137.30 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 band is A.

A full Energy Performance Certificate (EPC) is

available upon request.

All measurements are approximate and provided as a guide only.

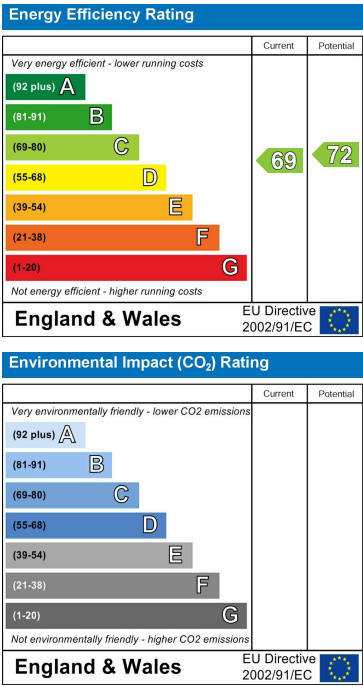
Ground Floor



Area Map



Energy Efficiency Graph



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