



46 Beards Road, Fremington, EX31 2PG
£1,200 Per Month

A well-presented three-bedroom detached house with a driveway and garage in Fremington, Barnstaple. Featuring a modern kitchen, spacious lounge, conservatory, and enclosed garden, this home is available unfurnished from 1st April 2025. Pets considered. Rent: £1,200 PCM. Deposit: £1,384.61. EPC: D.

DESCRIPTION

A three-bedroom detached house with a driveway and garage, located in Fremington, Barnstaple.

The ground floor of the property comprises a galley-style kitchen with modern kitchen units, a spacious lounge, and a conservatory. On the first floor, there are three bedrooms and a shower room.

The property benefits from an enclosed rear garden, a driveway that will accommodate two cars, and a garage.

Additional Information:

The property is available unfurnished, with any existing carpets, flooring, and curtains to remain.

Gas central heating.

All utilities are metered.

Availability:

Available for occupation from 15th August 2026

Rent and Tenancy Details:

Rent: £1,200 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £1,384.61, registered with MyDeposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit MyDeposits.

Tenant Requirements:

Applicants must demonstrate an annual household income of £36,000 or provide a guarantor with an income of £43,000.

Holding Deposit:

A holding deposit of £276.92 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.

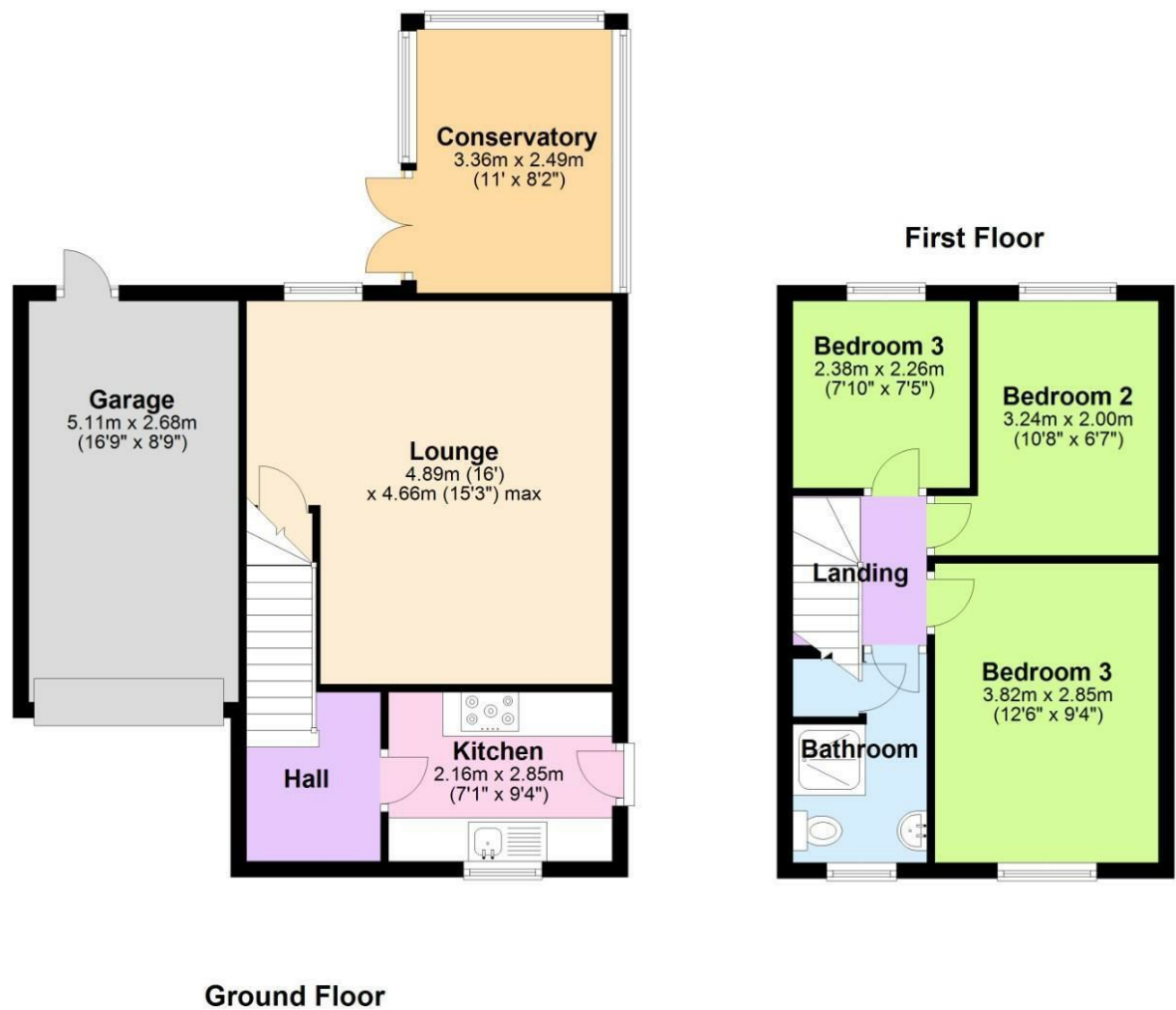
Additional Notes:

Council Tax: Band C

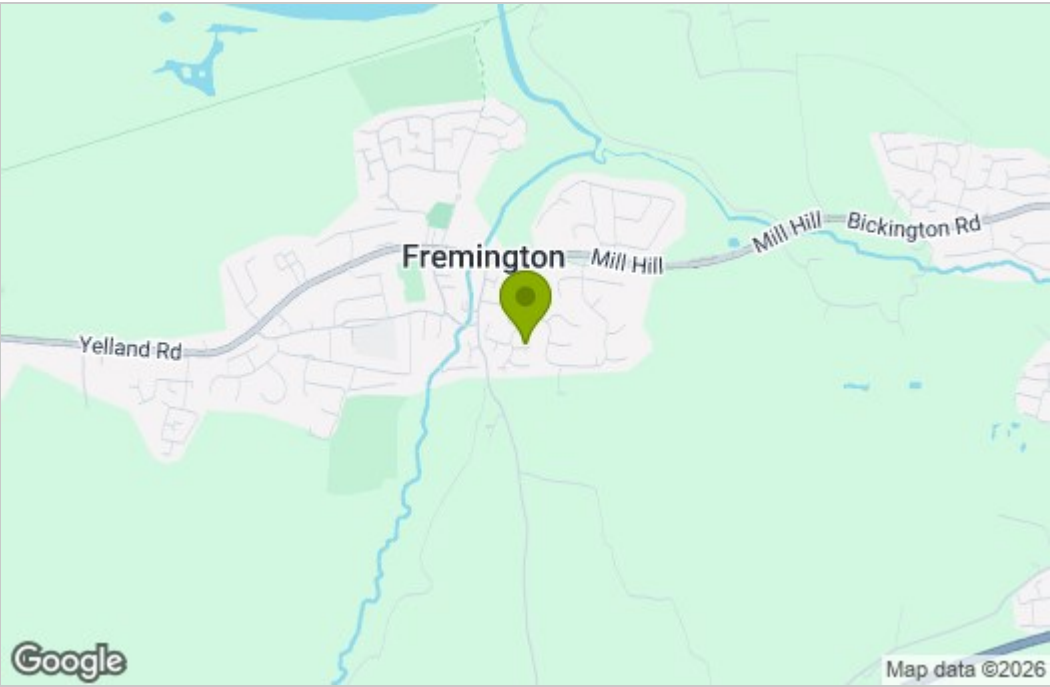
EPC Rating: Level D – A full Energy Performance Certificate (EPC) is available upon request.

All measurements are approximate and provided as a guide only.

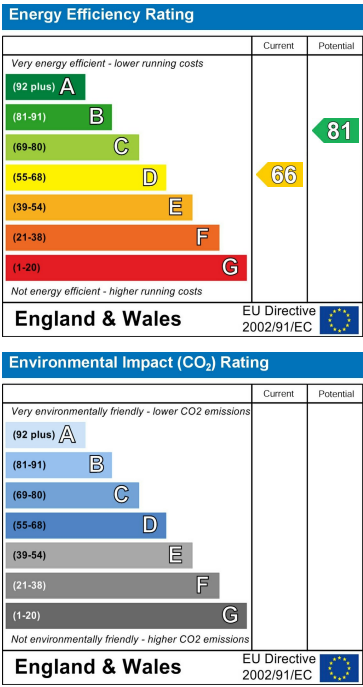
Floor Plan



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.