



11 Bicton Street, Barnstaple, EX32 7DY

£595 Per Calendar Month

Newly refurbished, fully furnished room available in a modern house share, with all bills and WiFi included, just short walk from Barnstaple town centre.

Description

A fantastic opportunity to secure a room within this newly refurbished and well-presented house share, finished to a high standard throughout and offering modern, comfortable living in a convenient location.

The property benefits from well-maintained communal areas, including a modern kitchen/diner, a comfortable living room, and a dedicated laundry room for added convenience.

The property comprises four bedrooms in total, Room 2 has its own en-suite, which leaves the remaining three rooms sharing the bathroom, creating a quieter and more manageable living environment in comparison to larger house shares.

This is an excellent opportunity for an applicant seeking high-quality all-inclusive accommodation within a smaller, well-maintained household.

Rooms:

Room 1 - Ground Floor £595.00pcm (LET)

Room 2 - First Floor £695.00pcm (LET)

Room 3 - Available mid-late summer, subject to completion.

Room 4 – Second Floor - £625.00pcm - available for occupation immediately.

Key Information (Costs)

Monthly Rent: from £595.00 payable in advance

Tenancy Deposit: from £686.53 (equivalent to 5 weeks' rent)

Holding Deposit: from £137.30 (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): £1,281.53

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

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.

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 £17,850.00 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).

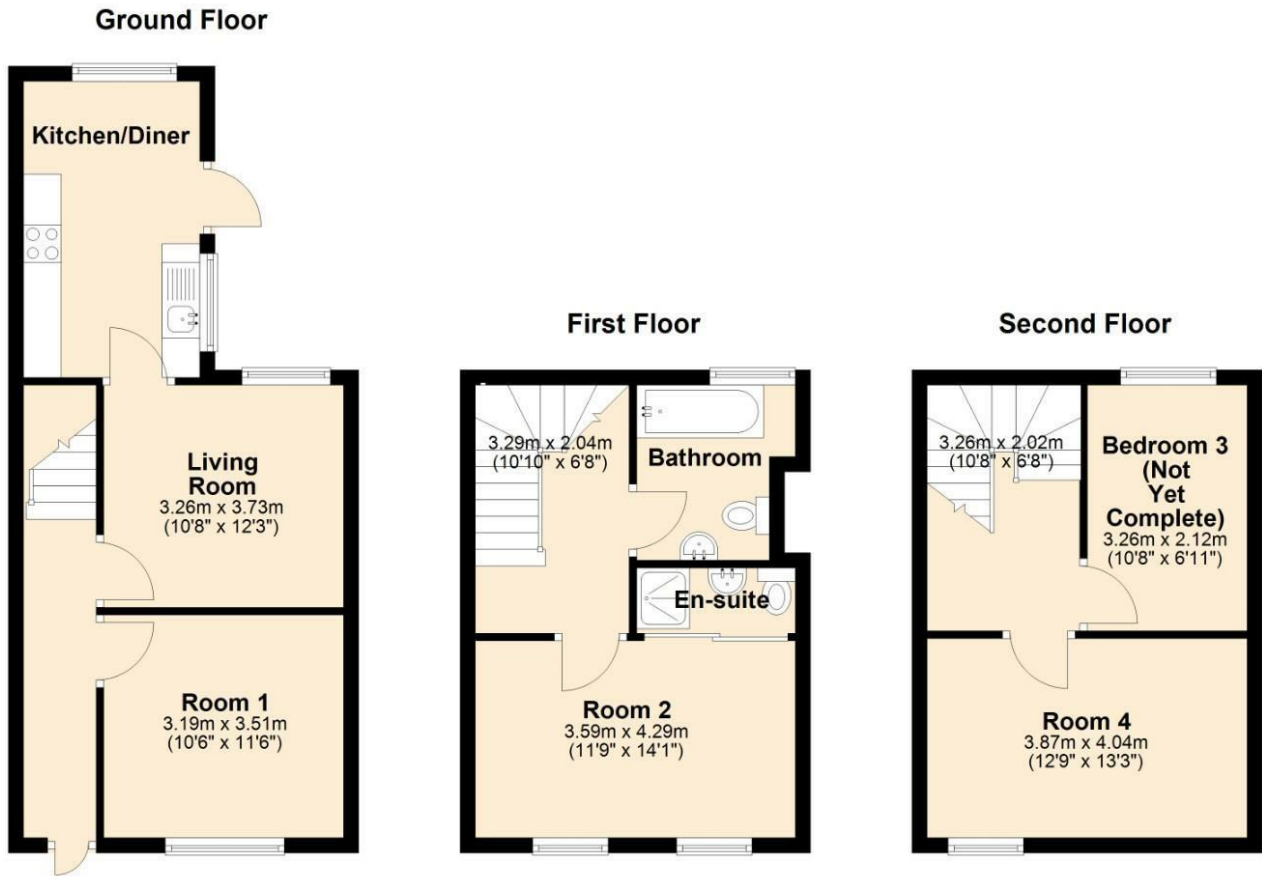
The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

Additional Information

Energy Performance Certificate (EPC) available on request.

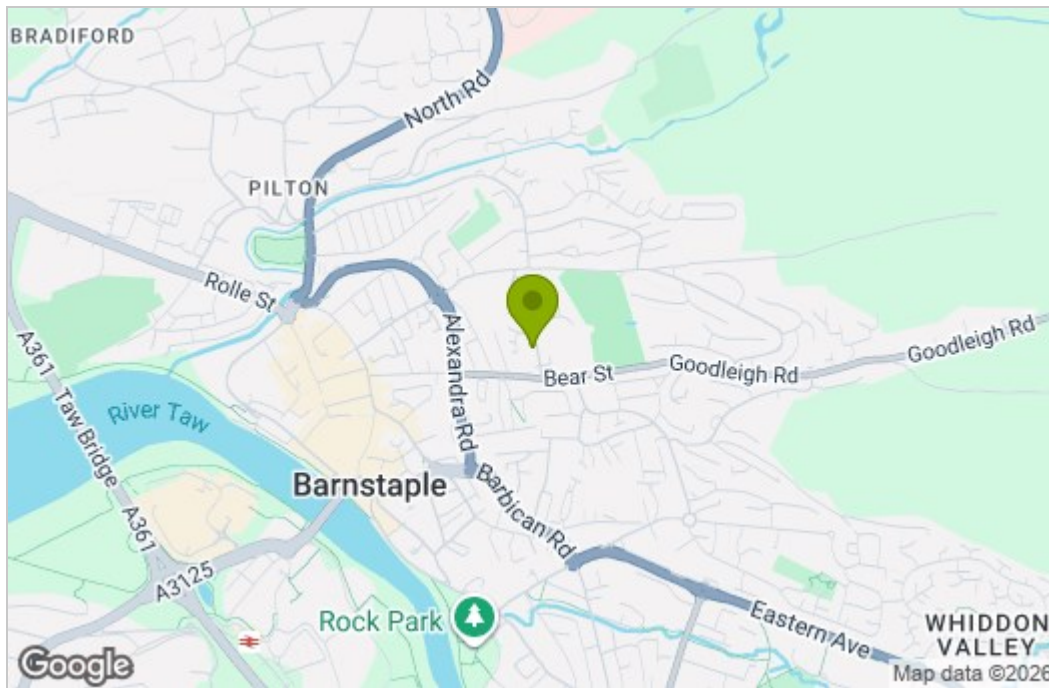
All measurements are approximate and provided for guidance only.

Floor Plan

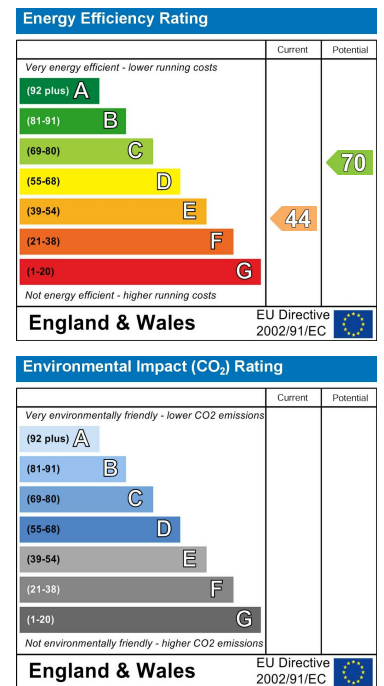


11 Bicton Street, Barnstaple

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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