



**£475pcm**

**1 bedroom**

**key features**

**South Street Newport Barnstaple**

A lovely period one bedroom ground floor flat located in the popular Newport area in Barnstaple, one of 3 flats in a quiet block. Benefiting from separate well proportioned Living room, galley kitchen, modern bathroom and double bedroom with in built wardrobes, GCH, working or retired only.

- **One Bedroom**
- **Ground Floor**
- **Popular Location**
- **Gas Central Heating**
- **Modern Bathroom**
- **Period Features**
- **Well Maintained Property**
- **Suit Single Person**



## General Description

A lovely one bedroom period ground floor flat conveniently located in the popular Newport area in Barnstaple. The flat is one of 3 in a quiet, well maintained period property. Benefiting from a separate well proportioned living room which is carpeted and has a high ceiling. The Galley kitchen has a ceramic hob and electric oven and also has a wall opening into the living area which is ideal for entertaining or watching TV while cooking. The bedroom at the rear has built in wardrobe with additional storage over. The bathroom has been modernized and has a 'P' shaped bath with shower attachment and fitted shower screen. The property has GCH with the boiler located in the external outbuilding which also has a washing machine with worktop and room to store a bicycle. There is a communal courtyard at the rear with area to dry clothes.

The property would suit single quiet person who is either working or retired.

Available end of November on an initial 6 months Assured Shorthold Tenancy with potential for a Long Term Let. One month's rent in advance and a deposit of £712.50 will be required. The deposit will be registered in accordance with TDS criteria who are a Government approved deposit agency with insurance backing and a deposit certificate will be issued to tenants at the check in.

Letting Fees of £180 for a single person, £270 for a couple will apply to this Letting. Additional fee of £90 will apply to this letting for a guarantor. This contributes to the costs of referencing applicants, producing the written and full photographed inventory and preparing tenancy agreements.

Smoking is not permitted in the property.

Viewing is strictly by appointment only

## Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

