



£425pcm

1 bedroom

key features

Summerland Street Barnstaple EX32 8JQ

A ground floor one bedroom flat within walking distance of the town centre currently being redecorated but available to view with potential for long term let, separate living room, fitted kitchen with cooker and fridge supplied, courtyard garden, new over bath electric shower, small pet considered.

- **One Double Bedroom**
- **Ground Floor**
- **Close to Town Centre**
- **Separate Living Room**
- **Courtyard Garden**
- **Small Pet Considered**
- **Potential Long Term Let**



General Description

A ground floor one bedroom flat within walking distance of the town centre currently being redecorated but available to view with potential for long term let. The property is accessed via a communal hallway (shared with one other flat) and has separate good sized living room with fitted carpet and electric storage heater, double bedroom overlooking rear courtyard with carpet and storage heater, fitted kitchen with cooker, fridge and freezer supplied, new over bath electric shower fitted in bathroom, courtyard garden with storage shed.

Available immediately 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 £637.50 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 £150 for a single person, £234 for a couple. This contributes to the costs of referencing applicants, producing the written and full photographed inventory and preparing tenancy agreements. Please note that all persons over 18 years of age would be expected to be on the tenancy agreement.

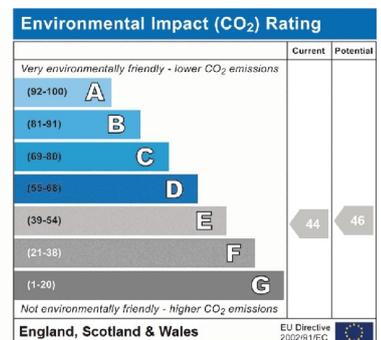
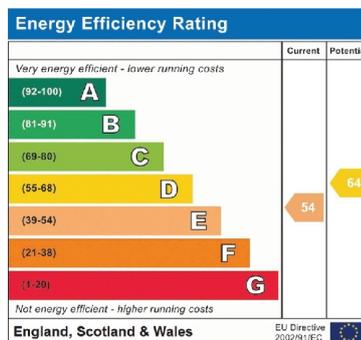
Pets will be considered using the Dogs Trusts 'Lets with Pets' policy which requires an additional £200 deposit per pet (this will be safeguarded with the rest of the deposit) and an up-front non-refundable pet cleaning payment.

This is to ensure that the property is professionally cleaned at the end of the tenancy so no hairs or bacteria remain in the flooring. The pet cleaning payment on this property is £100

Smoking is not permitted in the property.

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.



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