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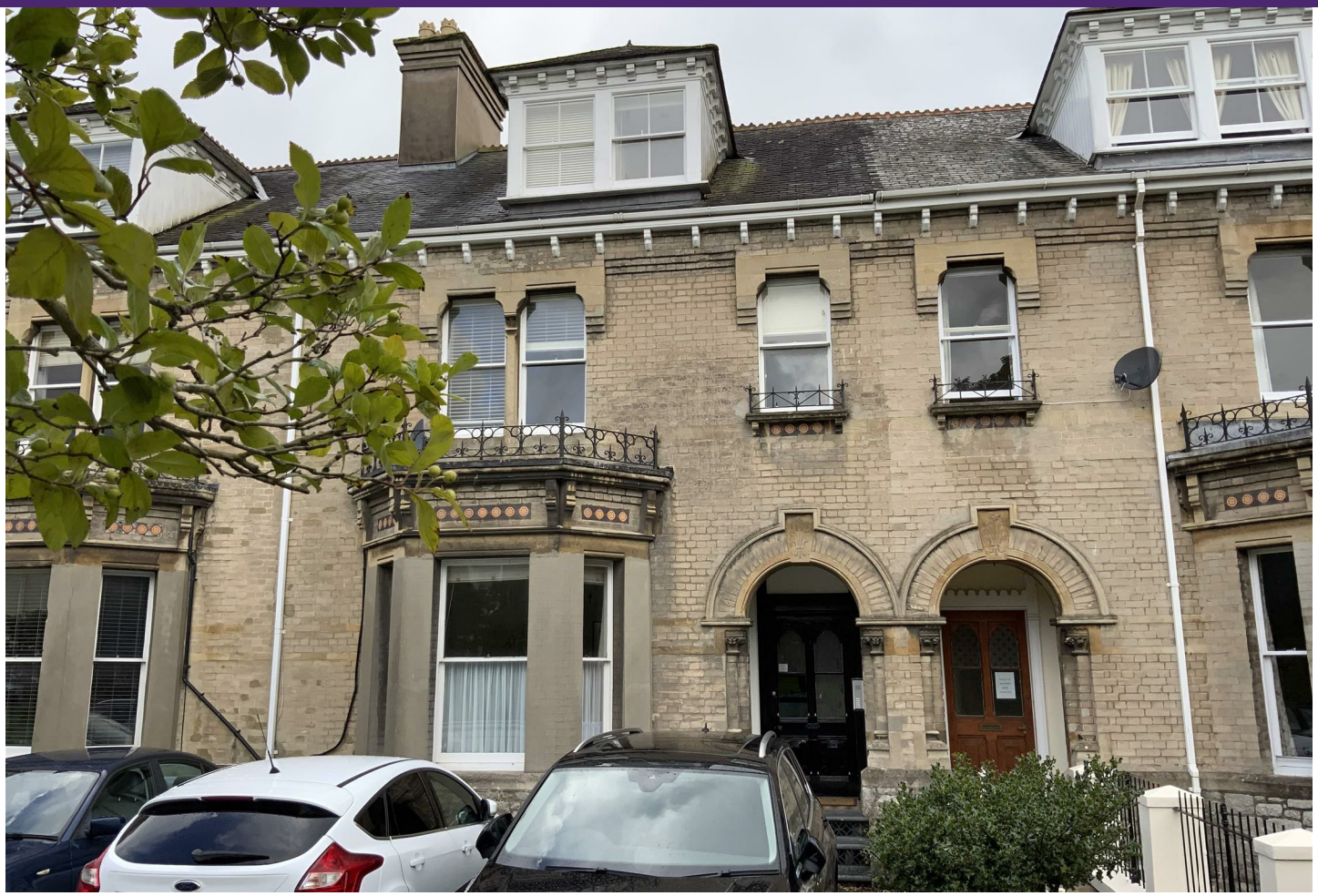
PROPERTIES



First Floor Flat 15 Ebberley Lawn, Barnstaple, EX32 7DJ

£700 Per Calendar Month

A first floor furnished flat situated in the heart of Barnstaple Town Centre, within walking distance to the hospital.

Description

A furnished one bedroom first floor flat conveniently located in Barnstaple.

The property comprises an en-suite shower room, bedroom, lounge and good sized kitchen.

The property is offered furnished, with existing carpets/flooring and curtains to remain.

Electric heaters. Electricity is run on a card top up meter.

The property will be available for occupation from 20th October 2026.

Key Information (Costs)
Monthly Rent: £700.00, payable in advance
Tenancy Deposit: £807.69 (equivalent to 5 weeks' rent)
Holding Deposit: £161.53 (equivalent to 1 week's rent)
This is paid to reserve the property 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): £1,507.69
This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.
Council Tax Band: A
Utilities: Not included – the tenant will be responsible for all bills and outgoings
Parking: A parking space for one car is available if required for an additional £25pcm
Furnishing: Furnished
Accessibility: First floor property

Tenancy Information
This property 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.

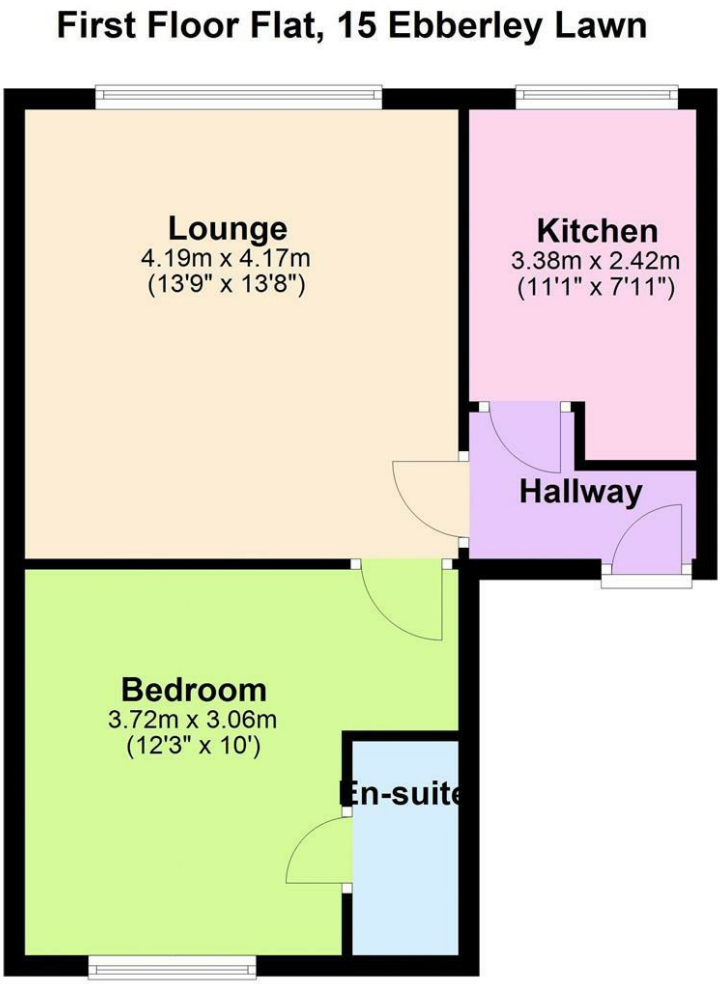
Pets
Pets will be considered, and consent will not be unreasonably withheld, subject to the suitability of the property.

Tenant Requirements
All applicants will be subject to referencing and affordability checks. A household income of approximately £21,000 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £25,200 per annum).

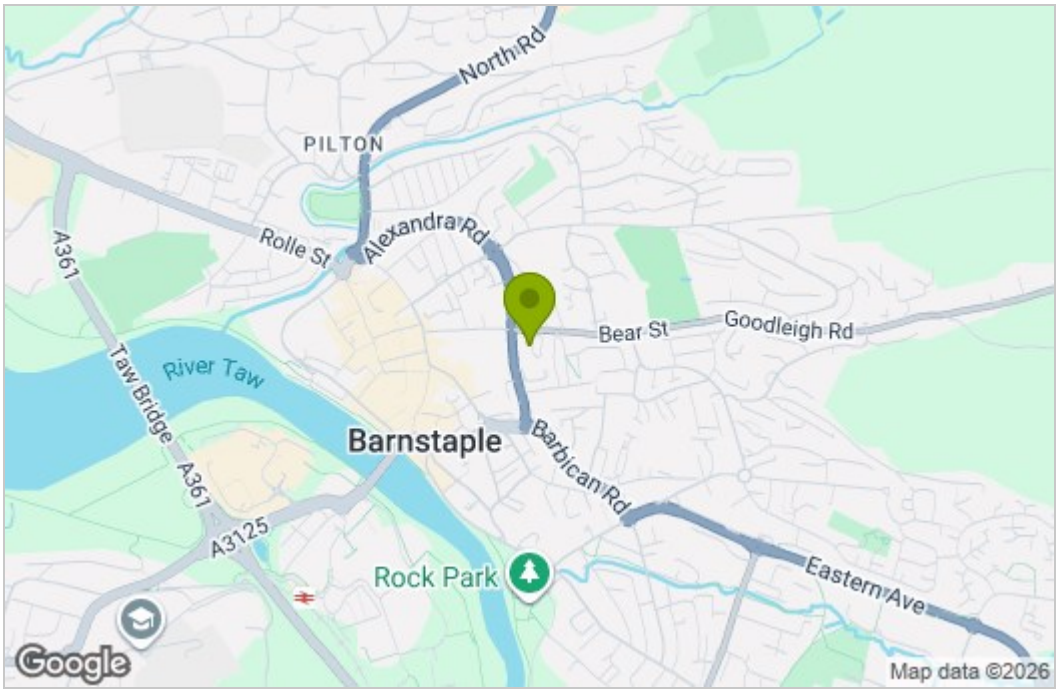
Fees and Deposits
In line with the Tenant Fees Act, no charges are payable for referencing, administration, or tenancy setup.
The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).
The holding deposit will be applied towards the first month's rent or tenancy 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.
Photos may be historic.

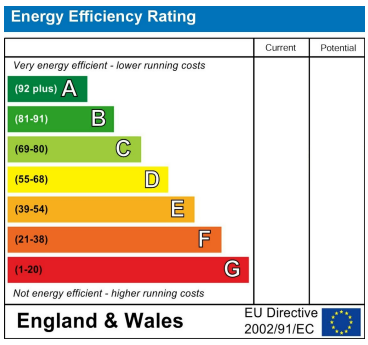
Floor Plan

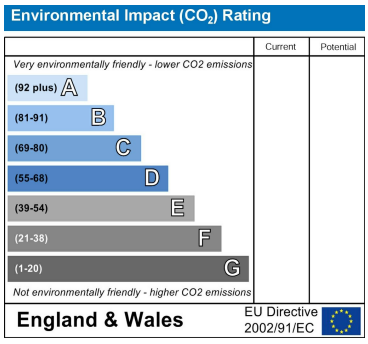


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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