



Room 6 6a Paiges Lane, Barnstaple, EX31 1EF

£595 Per Month

Introducing our exceptional offering: a furnished room in a newly constructed 9-bedroom, 3-bathroom HMO. This unique property is specifically designed for female professionals employed by the NHS. Situated within convenient walking distance of North Devon District Hospital, it ensures seamless accessibility for your daily commute.

Our meticulously designed rooms boast modern furnishings and a welcoming ambiance, providing a comfortable and tranquil living space. Each room includes all-inclusive billing, eliminating the hassle of managing multiple payments. With our all-encompassing package, you can enjoy peace of mind knowing that your utilities and other expenses are taken care of.

Be part of this exclusive community, where like-minded female professionals come together to create a supportive environment. Benefit from the proximity to the hospital, allowing you to easily balance work and personal life.

Don't miss the opportunity to secure your place in this brand-new HMO. Contact us now to schedule a viewing and be part of a vibrant community tailored to the needs of female NHS professionals.

Description

Room 6 is situated on the second floor with a window overlooking the courtyard of the property.

With 9 bedrooms and 3 additional bathrooms, the house offers ample accommodation. As an added benefit, tenants will have access to a laundry room and a delightful roof terrace, complete with tables and chairs for relaxation.

Each room comes fully furnished with a bed and mattress, desk and chair, wardrobe, mirror, and side table. Some rooms even have the luxury of an extra cozy chair, providing additional comfort.

The landlord has specified his preferred Tenant would be a female.

The rent for the property is £595 per calendar month, payable monthly in advance. All bills are included in the rent including broadband (speeds cannot be guaranteed)

The property will be let on an initial 6-month-assured short-hold tenancy.

Available from 1st April 2026

Single Occupancy Only (Female only House)

Tenants must be able to show an annual income of £17,850 or provide a guarantor that can show an income of £21,420.

In addition to the first months rent a deposit of £595 will be required. This will be registered with 'My Deposits' in accordance with the terms and conditions of My Deposits. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at www.mydeposits.com

Government Legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees on this tenancy. However, a holding deposit of £137.0 is taken to hold the property. This will be used towards your deposit once the tenancy commences.

The property is let as seen.

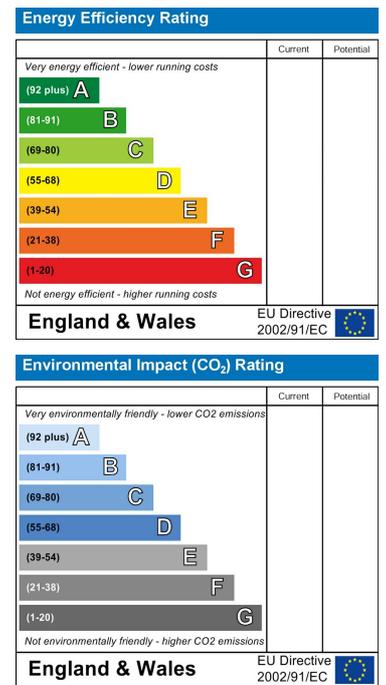
Floor Plan



Area Map



Energy Efficiency Graph



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