



Ground Floor Flat 15 Ebberley Lawn, Barnstaple, EX32 7DJ
£520 Per Month

A ground floor furnished studio flat situated close to the centre of Barnstaple.

Description

A ground floor studio flat which has a modern kitchenette and shower room in a prime location in Barnstaple Town. The shower is separate from the flat but not shared.

Potentially parking for 1 car at an extra £25 per month.

Additional Information:

The property is available furnished with any existing carpets/flooring and curtains to remain.

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

Restrictions:

Strictly No Pets.

Single Occupancy Only.

Availability:

Available for occupation from 6th May 2025.

Rent and Tenancy Details:

Rent: £520.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £600.00, registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit [My Deposits](#).

The property will initially be let on a 12 month Assured Shorthold Tenancy but is expected to be available as a long-term let. This is subject to the landlord's circumstances.

Tenant Requirements:

Applicants must demonstrate an annual household income of £15,600 or provide a guarantor with an income of £18,720.

Holding Deposit:

A holding deposit of £120.00 is required to secure the property once a tenancy offer is accepted. This amount will be deducted from the main deposit upon the commencement of the tenancy.

Legal Information:

In line with Government legislation effective 1st June 2019, no fees can be charged to tenants for creating or ending a tenancy.

Additional Notes:

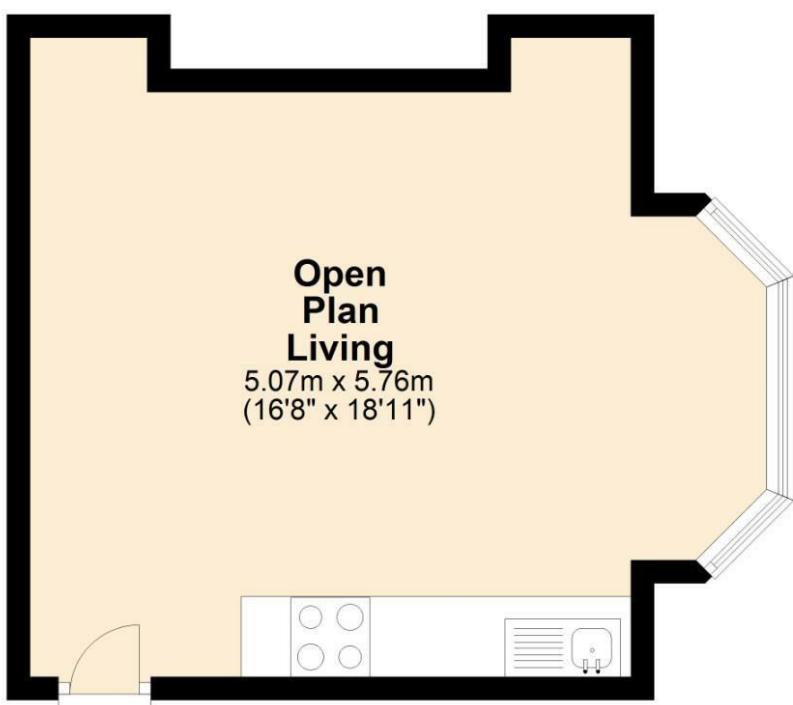
The Council Tax is band A.

Property is Grade II Listed

All measurements are approximate and provided as a guide only.

Floor Plan

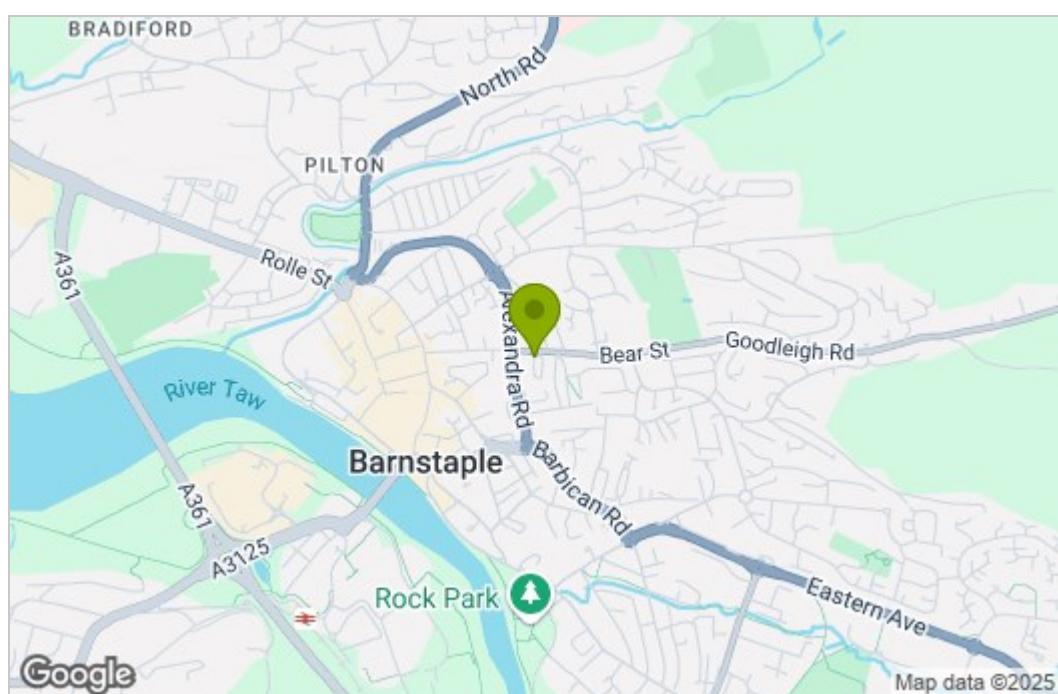
Ground Floor



First Floor



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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