



17 Lower Moor, Barnstaple, EX32 8NW

£775 PCM

A 2 bedroom end of terrace house situated within Whiddon Valley.

Description

An end of terrace 2 bedroom house with enclosed rear garden.

The ground floor comprises a lounge, kitchen and a storage area which leads out to the rear garden.

The first floor of the property consists of 2 good sized bedrooms, a bathroom and a separate WC.

Additional Information:

The property is available unfurnished with any existing carpets/flooring and curtains to remain.
Gas central heating and hot water.

Restrictions:

No pets allowed.

Availability:

Available for occupation from 4th August 2026

Rent and Tenancy Details:

Rent: £775.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.
Deposit: £894.23, registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit My Deposits.

Tenant Requirements:

Applicants must demonstrate an annual household income of £23,250 or provide a guarantor with an income of £27,900.

Holding Deposit:

A holding deposit of £178.84 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.
A full Energy Performance Certificate (EPC) is available upon request.
All measurements are approximate and provided as a guide only. Photos and virtual tour are historic.

Lounge 11'3" x 14'7" (3.45 x 4.47)

Kitchen 11'6" x 8'5" (3.52 x 2.59)

Extended Hall 8'4" x 3'10" (2.55 x 1.18)

Bedroom 1 14'4" x 8'8" (4.38 x 2.66)

Bedroom 2 14'5" x 8'6" (4.40 x 2.60)

Bathroom 4'9" x 8'6" (1.47 x 2.61)

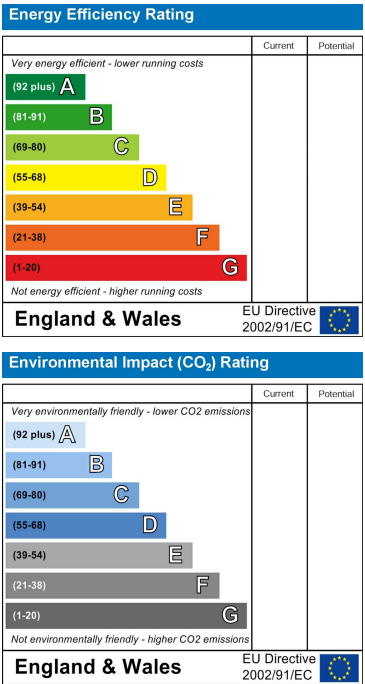
Floor Plan



Area Map



Energy Efficiency Graph



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