



11 Bicton Street, Barnstaple, EX32 7DY

£595 (From) Per Month

Newly refurbished, fully furnished room available from £595pcm in a modern house share, with all bills and WiFi included, plus access to a kitchen/diner, living room and laundry room.

Description

A fantastic opportunity to secure a room within this newly refurbished and well-presented house share, finished to a high standard throughout and offering modern, comfortable living in a convenient location.

The property comprises four bedrooms in total, Room 2 has its own ensuite which leaves three rooms sharing a bathroom, creating a quieter and more manageable living environment compared to larger house shares.

We currently have two rooms available:

Room 1 – Ground Floor - £595

Room 4 – Second Floor - £625

The property benefits from well-maintained communal areas, including a modern kitchen/diner, a comfortable living room, and a dedicated laundry room for added convenience.

The property is offered on a single occupancy basis only.

Key Information

Rent: From £595 per calendar month

All bills included, including broadband (speeds not guaranteed)

Available from: 1st April 2026

Tenancy: Initial 6-month Assured Shorthold Tenancy

Eligibility Criteria

Minimum income required: £17,850 per annum, or

Guarantor income: £21,420 per annum

Costs

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

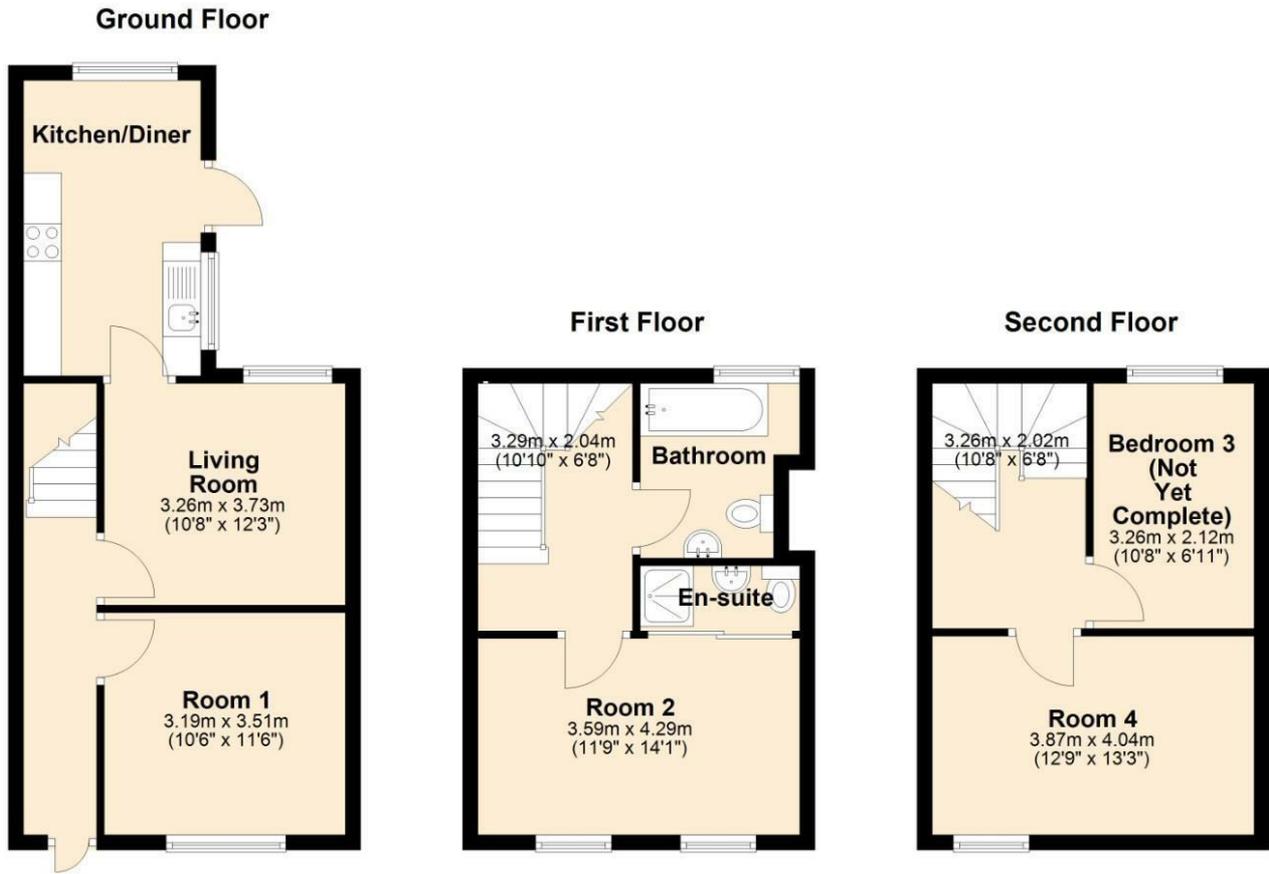
Government Legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees on this tenancy. However, a holding deposit of £137.00 is taken to hold the property. This will be used towards your deposit once the tenancy

commences.

The property is let as seen.

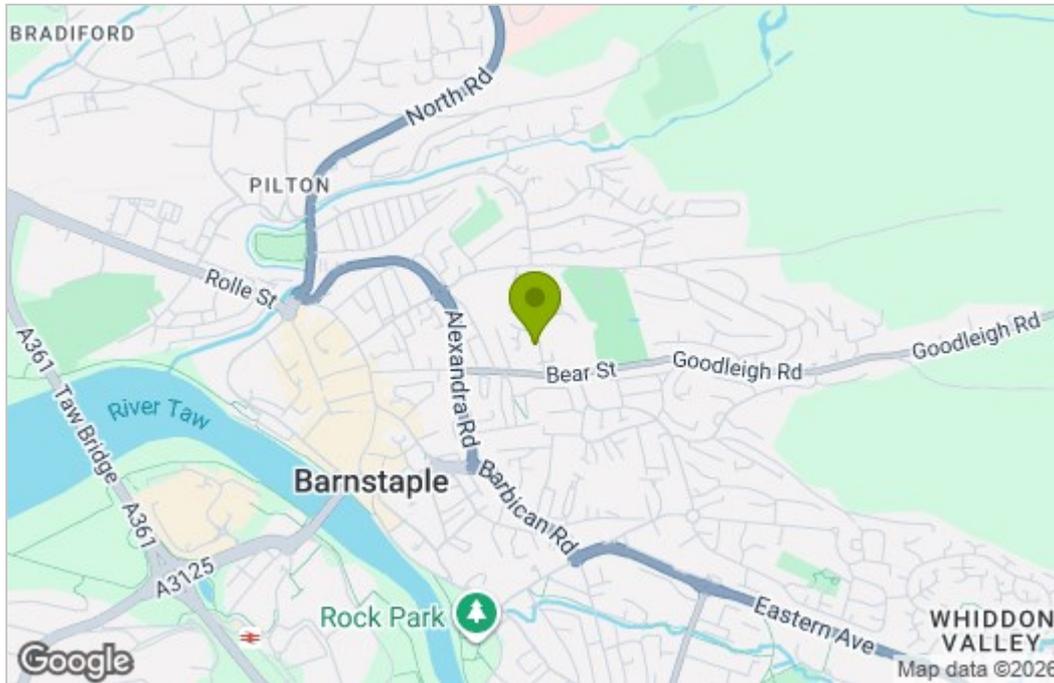
This is an excellent opportunity for a professional tenant seeking high-quality, all-inclusive accommodation within a smaller, well-maintained household.

Floor Plan

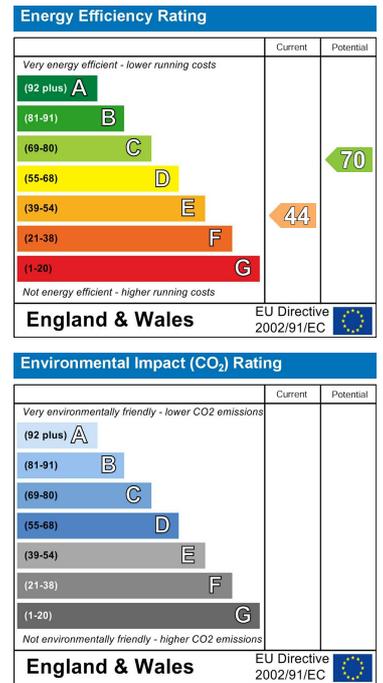


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Area Map



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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