Collyers
PROPERTIES









57 Claypits Road, Barnstaple, EX31 3WJ

£925 Per Calendar Month

A modern two bedroom house with two allocated off road parking spaces, located in Roundswell, Barnstaple.

Description

A well-presented two-bedroom mid terrace house offering comfortable and practical living accommodation. The ground floor comprises an open plan kitchen / living area and W.C. The first floor has 2 double bedrooms and a family bathroom. The property also benefits from an enclosed rear garden and 2 off road allocated parking spaces.

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

Heating and hot water are provided via a gas combination boiler.

The property will be available for occupation from 8th January 2027.

Key Information (Costs)
Monthly Rent: £925.00, payable in advance
Tenancy Deposit: £1,067.30 (equivalent to 5 weeks' rent)
Holding Deposit: £213.46 (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): £1,992.30
This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.
Council Tax Band: B
Utilities: Not included – the tenant will be responsible for all bills and outgoings
Parking: 2 off road allocated parking spaces.
Furnishing: Unfurnished

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 £27,750 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £33,300 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.
Photographs are provided for illustrative purposes and may have been taken previously. Some images may have been digitally enhanced or edited, including through the use of AI; however, no alterations are intended to materially misrepresent the property. Prospective tenants are encouraged to view the property to satisfy themselves as to its current condition, appearance and contents.

Lounge 13'3" x 9'1" (4.04 x 2.77)



Kitchen 10'9" x 9'11" (3.28 x 3.02)



Bedroom 1 13'3" x 8'10" (4.04 x 2.69)



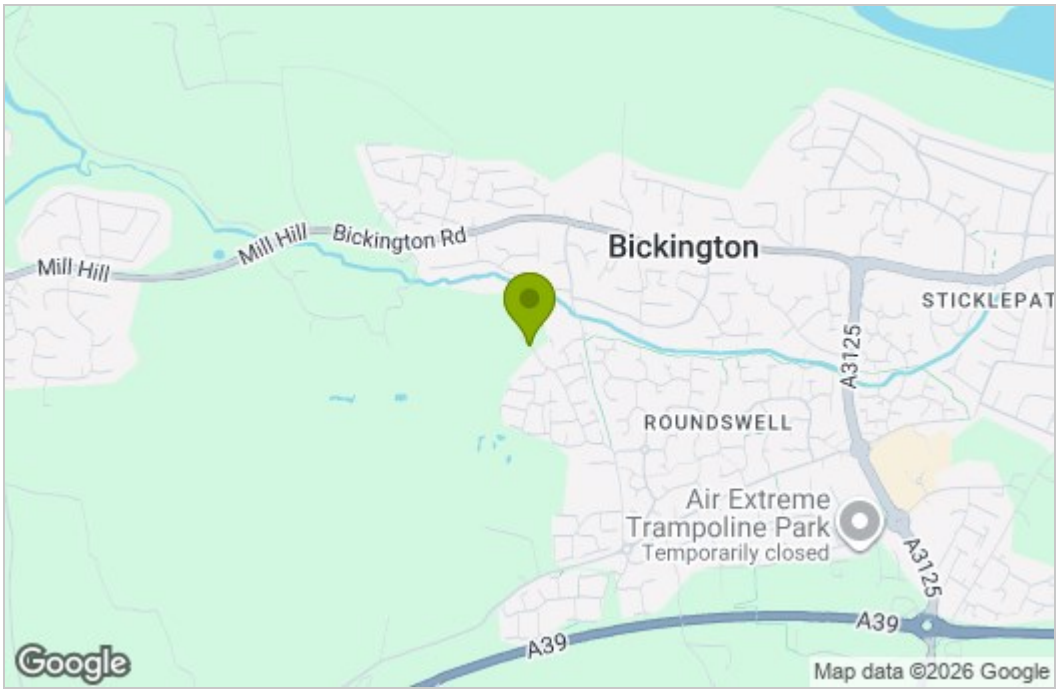
Bedroom 2 13'3" x 7'7" (4.04 x 2.31)



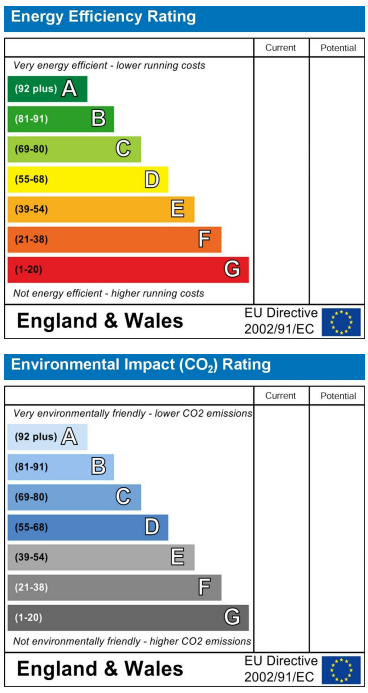
Floor Plan



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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