



**8 Otter Way, Barnstaple, EX32 8PS**

**£595 PCM**

A fantastic ground floor studio flat in Whiddon Valley with the added bonus of a good sized rear garden and unrestricted parking.

## Description

A ground floor studio apartment located within easy reach of local amenities and transport links.

The property comprises a spacious bedroom/lounge area to the front, a fitted kitchen with cooker and space and plumbing for a washing machine, and a three-piece bathroom suite with shower over the bath located to the rear.

Externally, the property benefits from a rear garden with a useful storage shed. Parking is available on an unrestricted on-street basis.

### Additional Information:

The property is available unfurnished with the existing carpets/flooring and cooker to remain.

Gas central heating provides heating and hot water. Water is metered. Electricity and gas are on billed meters.

Unrestricted on-street parking available.

### Restrictions:

Strictly no pets.

### Availability:

Available for occupation from Friday 20th March 2026.

### Rent and Tenancy Details:

Rent: £595.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £686.53, 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 six-month Assured Shorthold Tenancy but is expected to be available as a long-term let, subject to the landlord's circumstances.

### Tenant Requirements:

Applicants must demonstrate an annual household income of £17,850 or provide a guarantor with an income of £21,420.

### Holding Deposit:

A holding deposit of £137.30 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 band is A.

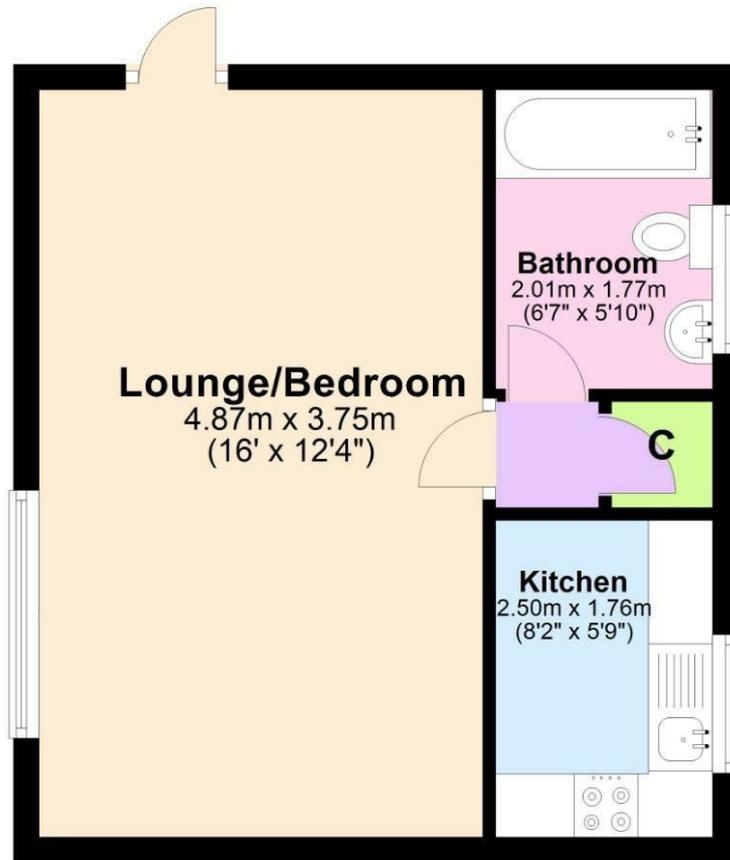
A full Energy Performance Certificate (EPC) is

available upon request.

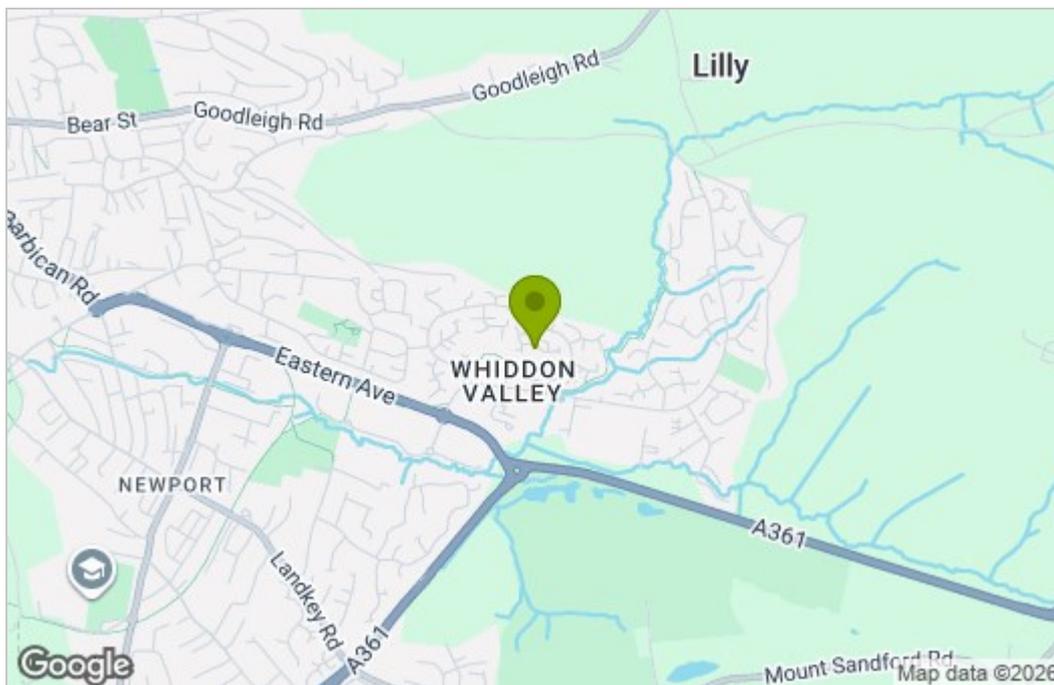
All measurements are approximate and provided as a guide only.

# Floor Plan

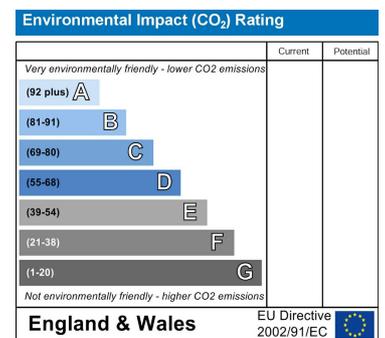
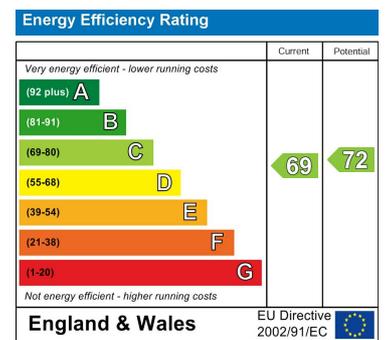
## Ground Floor



## 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.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG  
 Tel: 01271377237 Email: enquiries@collyers.biz  
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP