



Flat 5 The Shambles, Torrington, EX38 8EY
£825 Per Month

A fully refurbished two-bedroom maisonette in Torrington, arranged over two floors with an open-plan kitchen/living area, modern bathroom and flexible second bedroom/study. Broadband included. Water charged separately. No parking. Pets considered subject to approval. Available 2nd January 2026. Rent £825 pcm.

Description

Torrington, North Devon

A beautifully renovated two-bedroom maisonette-style flat, arranged over two floors and finished to a high standard throughout, ideally suited to a professional individual or couple. This bright and contemporary home offers well-planned accommodation with generous natural light and modern fixtures.

The ground floor comprises an entrance hall with a useful utility area and a second double bedroom, which could also be utilised as a study or home office. Upstairs, the property opens into an impressive open-plan kitchen, lounge and dining area, benefitting from ample window space and a spacious feel. The upper floor also hosts the main double bedroom and a modern shower room/bathroom.

The property has been fully refurbished and is fitted with brand new high heat retention electric night storage heaters and a new water heater. Broadband is included within the rent. Please note, there is no parking with this property.

Additional Information

Offered unfurnished, with existing flooring to remain

Fully renovated throughout

Electric high heat retention night storage heating

Broadband included within the rent

Water charged at £30 per person, per calendar month, payable in addition to the rent

All other utilities, council tax and TV licence payable by the tenant

No parking

Restrictions

Pets considered, subject to landlord approval

Additional pet rent of £25 per calendar month may apply

Availability

Available for occupation from 2nd January 2026

Rent and Tenancy Details

Rent: £825.00 per calendar month, payable monthly in advance

Deposit: £951.92 (equivalent to 5 weeks' rent), protected with My Deposits in accordance with their terms and conditions

Initially offered on a 6-month Assured Shorthold Tenancy, with the expectation it may continue longer-term subject to the landlord's circumstances

Tenant Requirements

Applicants must demonstrate a minimum annual household income of £24,750, or provide a guarantor with a minimum income of £29,700.

Holding Deposit

A holding deposit equivalent to one week's rent (£190.38) is required to secure the property once a tenancy offer is accepted. This will be deducted from the main deposit at the start of the tenancy.

Legal Information

In line with Government legislation introduced on 1st June 2019, no fees can be charged to tenants for setting up, renewing or ending a tenancy.

Additional Notes

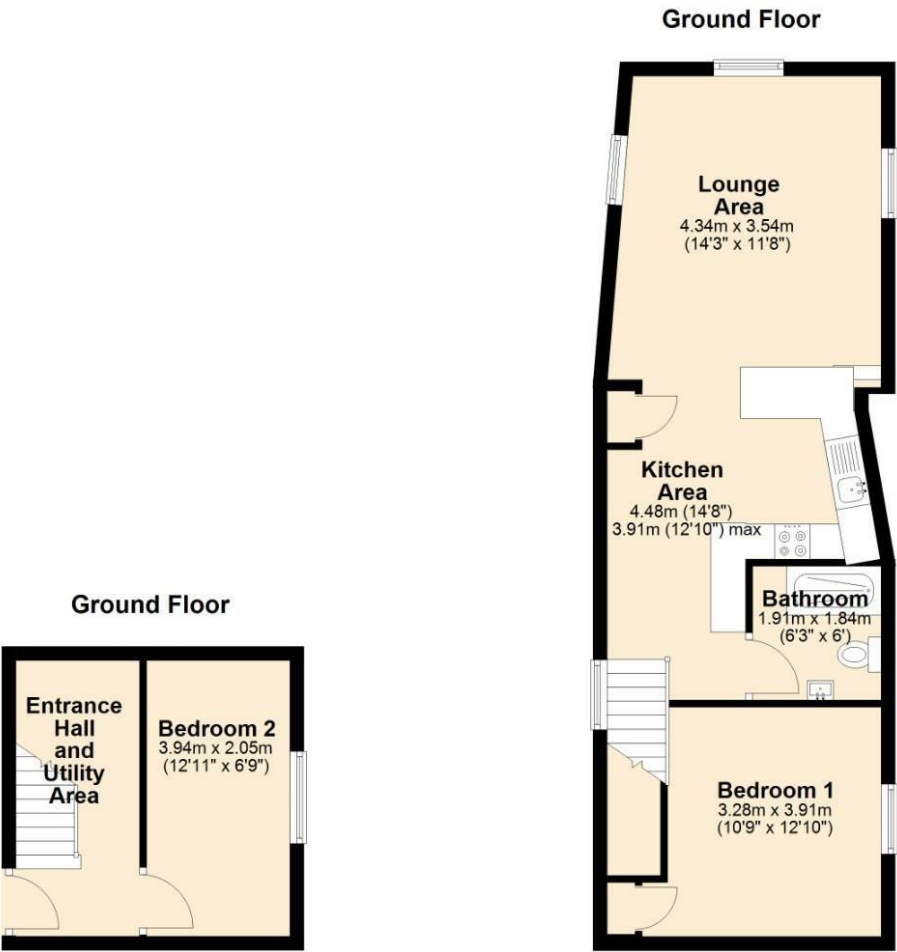
Council Tax Band: Awaiting banding (anticipated Band B)

EPC Rating: C

All measurements are approximate and for guidance only

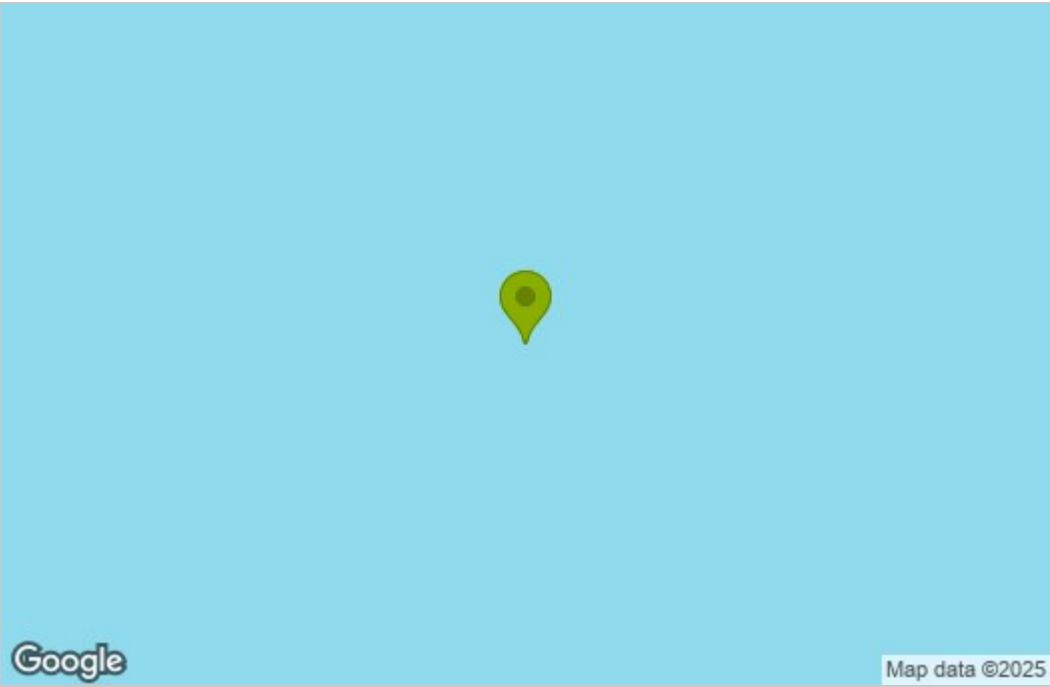
Some marketing photographs may be historic

Floor Plan

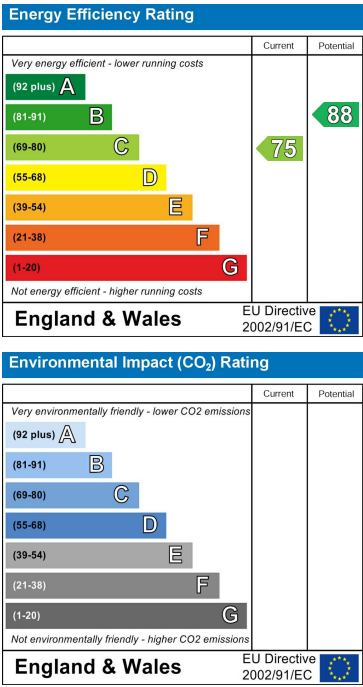


Flat 5 The Shambles

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.