



**46 Beards Road, Fremington, EX31 2PG**  
**£1,200 Per Month**

A well-presented three-bedroom detached house with a driveway and garage in Fremington, Barnstaple. Featuring a modern kitchen, spacious lounge, conservatory, and enclosed garden, this home is available unfurnished from 15th August 2026. Pets considered. Rent: £1,200 PCM. Deposit: £1,384.61. EPC: D.

## DESCRIPTION

A three-bedroom detached house with a driveway and garage, located in Fremington, Barnstaple.

The ground floor of the property comprises a galley-style kitchen with modern kitchen units, a spacious lounge, and a conservatory. On the first floor, there are three bedrooms and a shower room.

The property benefits from an enclosed rear garden, a driveway that will accommodate two cars, and a garage.

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

Gas central heating.

The property will be available for occupation from 15th August 2026.

### Key Information (Costs)

Monthly Rent: £1,200.00, payable in advance

Tenancy Deposit: ££1,384.61 (equivalent to 5 weeks' rent)

Holding Deposit: £276.92 (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): £2,584.61

This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.

Council Tax Band: C

Utilities: Not included – the tenant will be responsible for all bills and outgoings

Parking: Driveway that will accommodate two cars, and a garage.

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 £36,000 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £43,200 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).

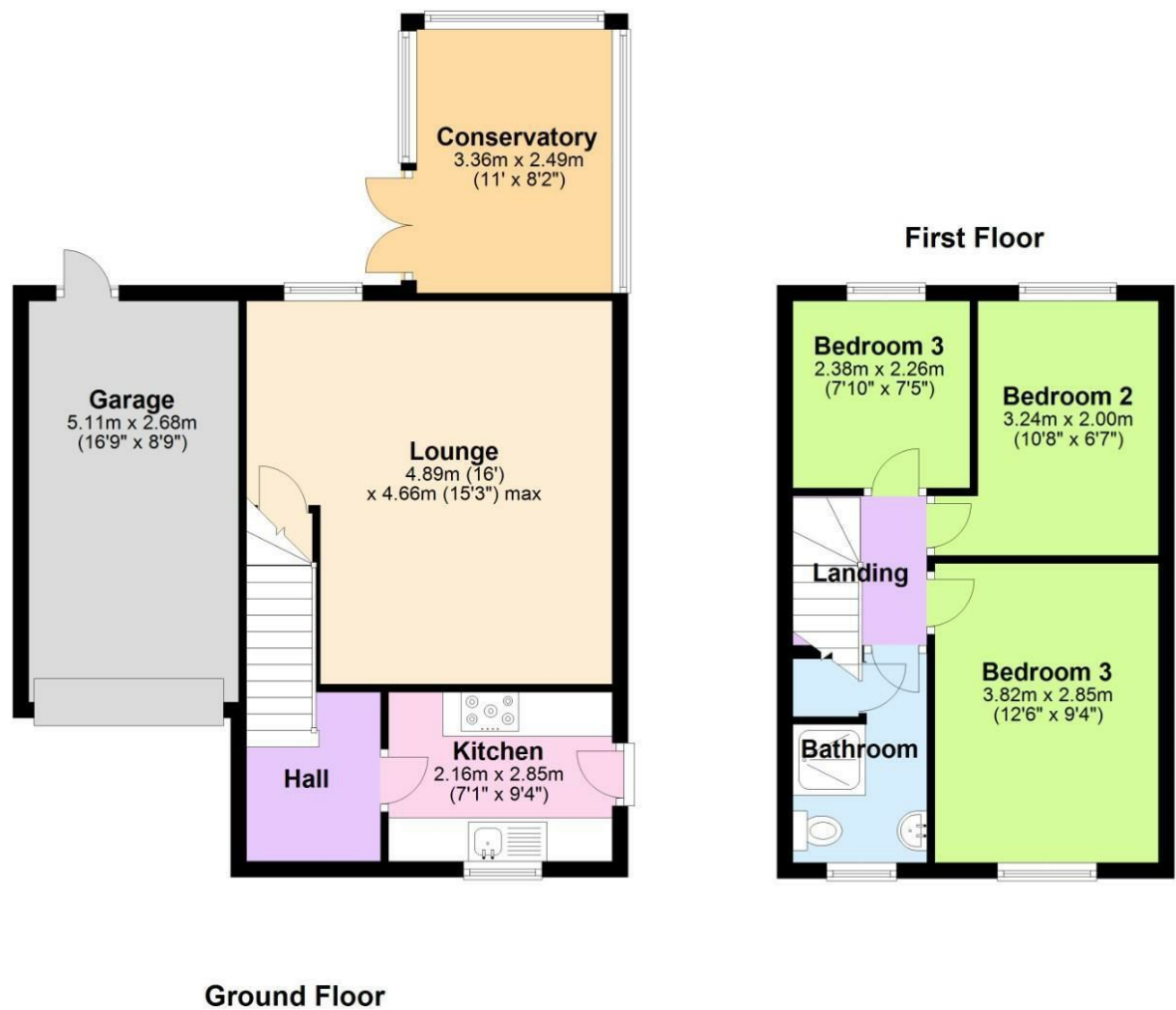
The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

### Additional Information

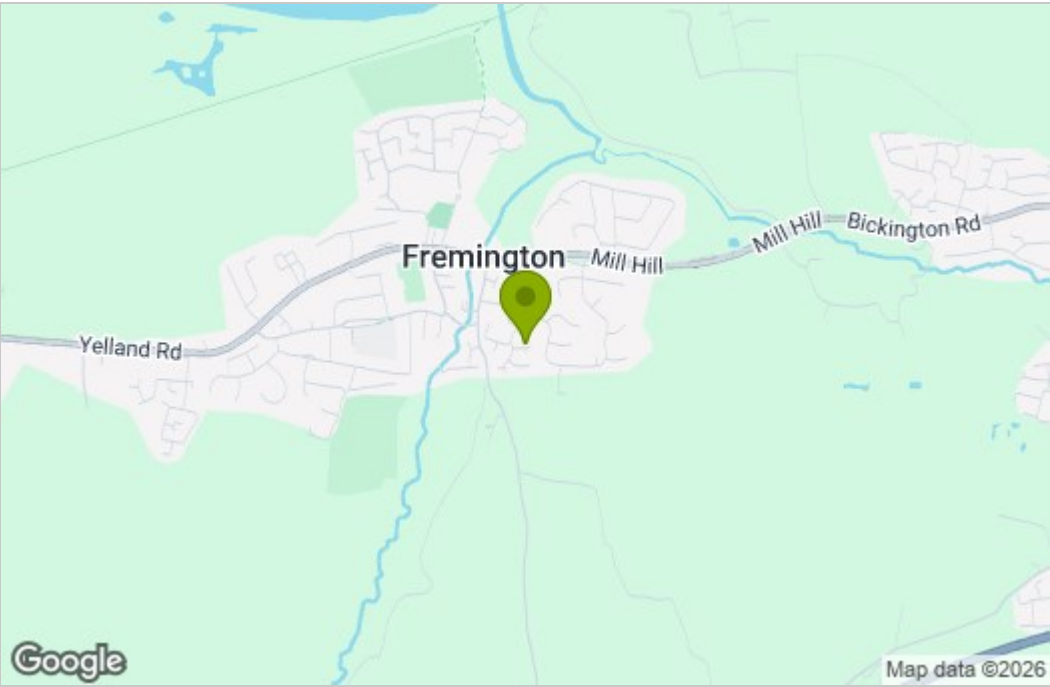
Energy Performance Certificate (EPC) available on request.

All measurements are approximate and provided for guidance only.

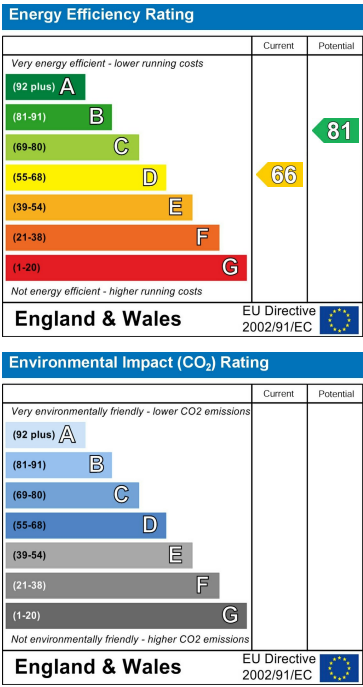
Floor Plan



Area Map



Energy Efficiency Graph



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