



**16 Peards Down Close, Barnstaple, EX32 8PF**  
**£600 PCM**

A one bedroom ground floor flat located in Whiddon Valley, Barnstaple.

## Description

A ground floor one bedroom flat conveniently located in Whiddon Valley, with parking and use of a shared garden.

The property has an open plan kitchen/ living room, a good sized double bedroom and a bathroom. There is parking to the front of the property, and use of a shared garden to the rear.

### Additional Information:

The property is available unfurnished with any existing carpets/flooring and curtains to remain.

There is a Gas Combi boiler which provides heat and hot water. The water is metered.

### Restrictions:

No pets allowed.

### Availability:

Available for occupation from 25th April 2025.

### Rent and Tenancy Details:

Rent: £600.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £692.30, 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. This is subject to the landlord's circumstances.

### Tenant Requirements:

Applicants must demonstrate an annual household income of £18,000 or provide a guarantor with an income of £21,600.

### Holding Deposit:

A holding deposit of £138.46 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:

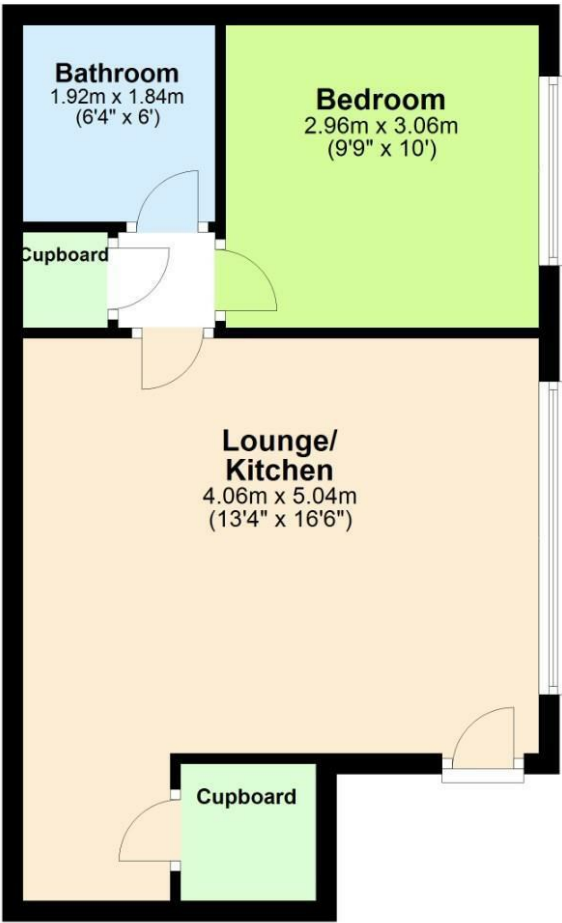
The Council Tax is band A.

A full Energy Performance Certificate (EPC) is available upon request.

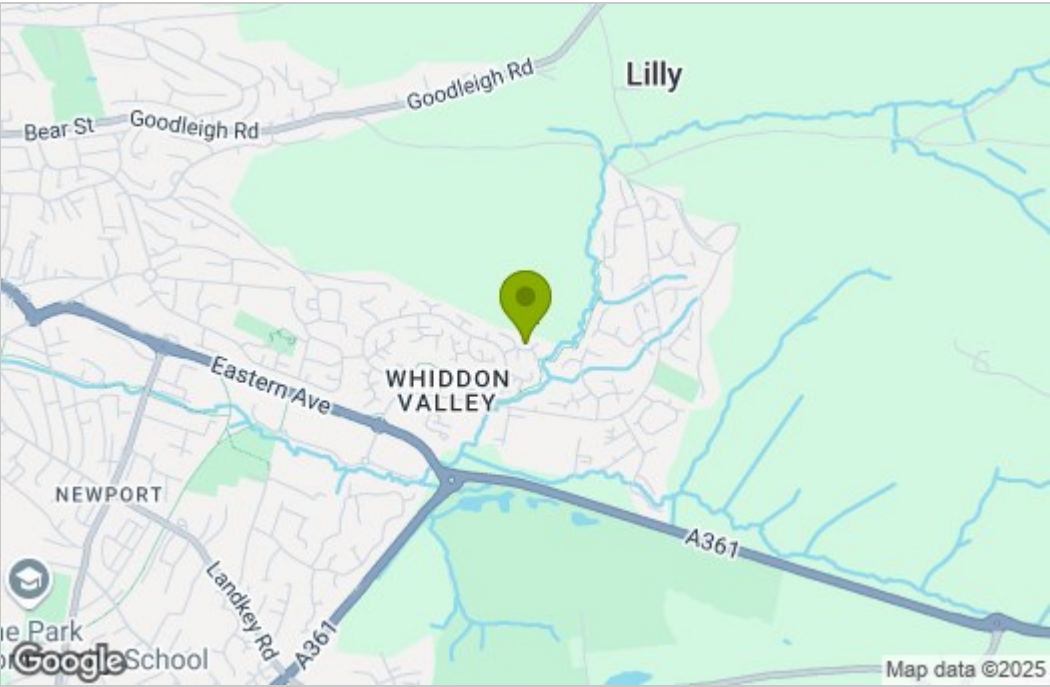
All measurements are approximate and provided as a guide only.

Floor Plan

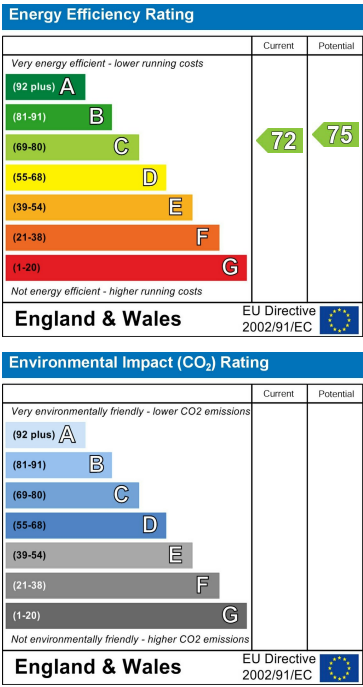
16 Peards Down



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.