



**73 Beards Road, Barnstaple, EX31 2PG**

**£1,150 Per Calendar Month**

A well-presented three-bedroom detached home in Fremington, complete with off-road parking, a garage, and a generous enclosed garden.

## Description

A well-presented three-bedroom detached house situated in the popular village of Fremington, offering ample off-road parking, a garage, and a generous enclosed garden.

The ground floor comprises a fitted kitchen, a spacious lounge/diner, and a convenient downstairs WC. Upstairs, the property offers two double bedrooms, a single bedroom, and a family bathroom.

Externally, the property benefits from a driveway and lawned front garden, while the rear features a good-sized enclosed garden.

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

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

The property will be available for occupation from 13th August 2026.

## Key Information (Costs)

Monthly Rent: £1,150.00, payable in advance

Tenancy Deposit: £1,326.92 (equivalent to 5 weeks' rent)

Holding Deposit: £265.38 (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): £2,476.92

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 and 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 £34,500 per annum would typically be

required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £41,400 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

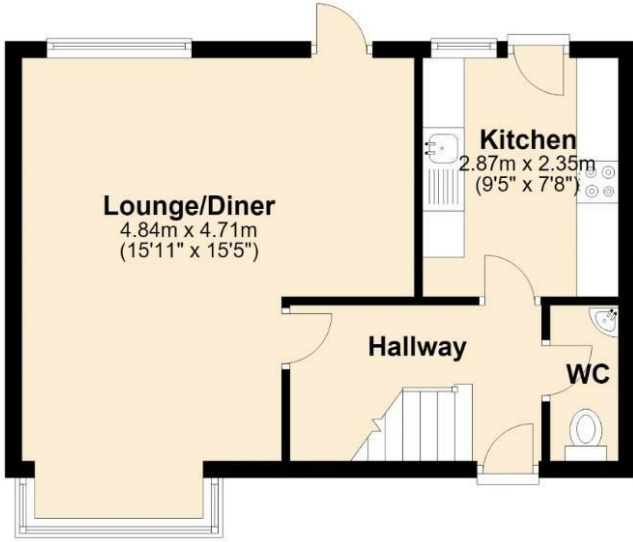
Energy Performance Certificate (EPC) available on request.

All measurements are approximate and provided for guidance only.

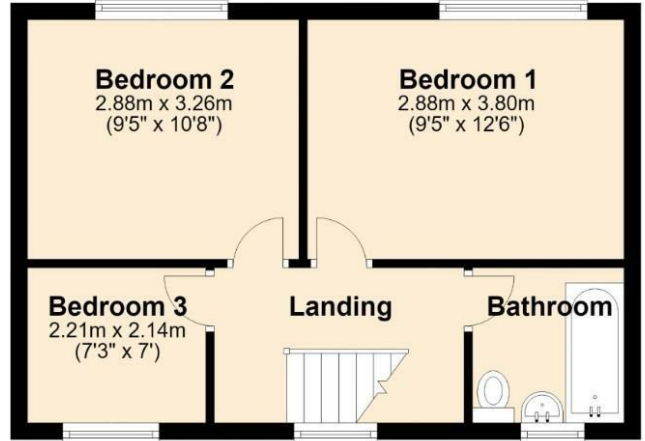
Please note the marketing photos may be historic.

# Floor Plan

**Ground Floor**

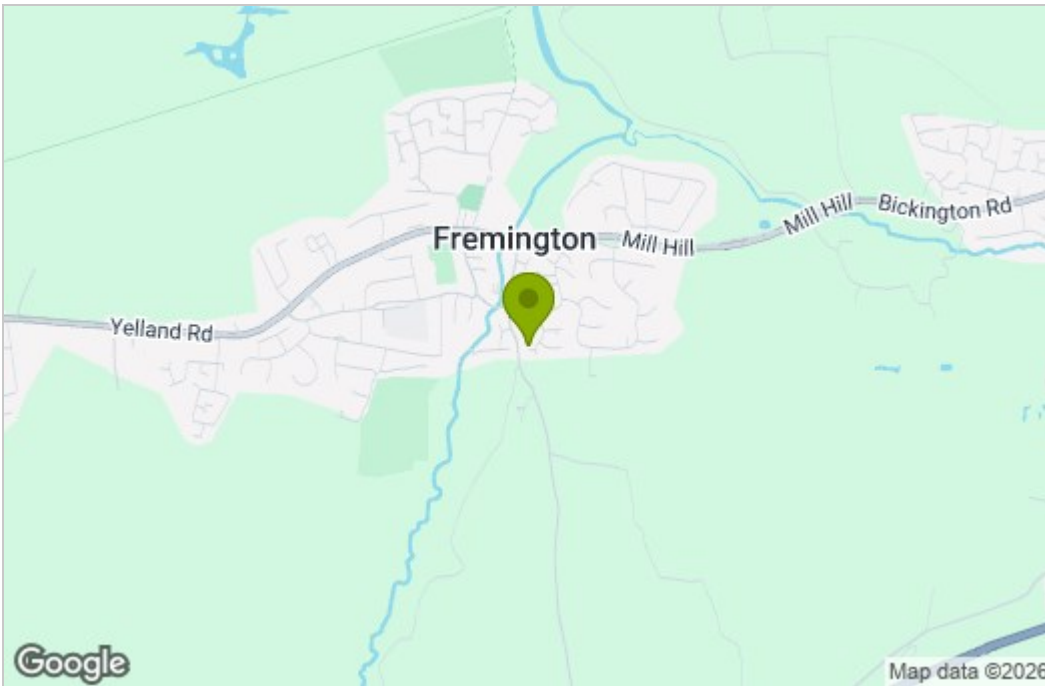


**First Floor**

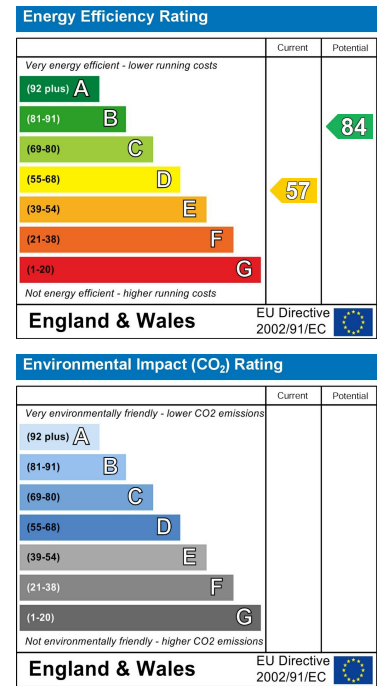


**73 Beards Road , Fremington, Barnstaple**

## 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.

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