



19 Fair View, Barnstaple, EX31 1JR
£550 (From) Per Month

3x furnished double rooms available in a shared house located within walking distance of the town centre and North Devon District Hospital.

Description

Three good sized furnished rooms available in a terraced house located on Fair View, Barnstaple, within walking distance of the town centre and North Devon District Hospital.

Each room will be furnished with a bed and chest of drawers or wardrobe. Shared facilities include a kitchen, dining room, lounge, bathroom, and garden. Rent is inclusive of all bills.

Additional Information:

The property and rooms are available furnished with any existing carpets/flooring, curtains, white goods and furniture to remain.

There are two parking spaces available for an additional charge of £25pcm each. These will be available on a first come-first serve basis.

Restrictions:

No pets.

Availability:

Available for occupation from 1st September 2025.

Rent and Tenancy Details:

Rent is inclusive of all utilities and broadband (Electric, Gas, Water, Council Tax & WiFi)

Room 1: Rent £600pcm. Deposit £692.30.

Room 2: Rent £550pcm. Deposit £634.61.

Room 3: Rent £550pcm. Deposit £634.61.

The deposit will be registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit My Deposits.

The rooms will initially be let on a six-month Assured Shorthold Tenancy and is expected to be available as a short term let only. This may be extended subject to the landlord's circumstances.

Tenant Requirements:

Applicants must demonstrate an annual household income of:

Room 1 - £18,000 or provide a guarantor with an income of £21,600.

Rooms 2 & 3 - £16,500 or provide a guarantor with an income of £19,800.

Holding Deposit:

A holding deposit of one weeks rent 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:

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

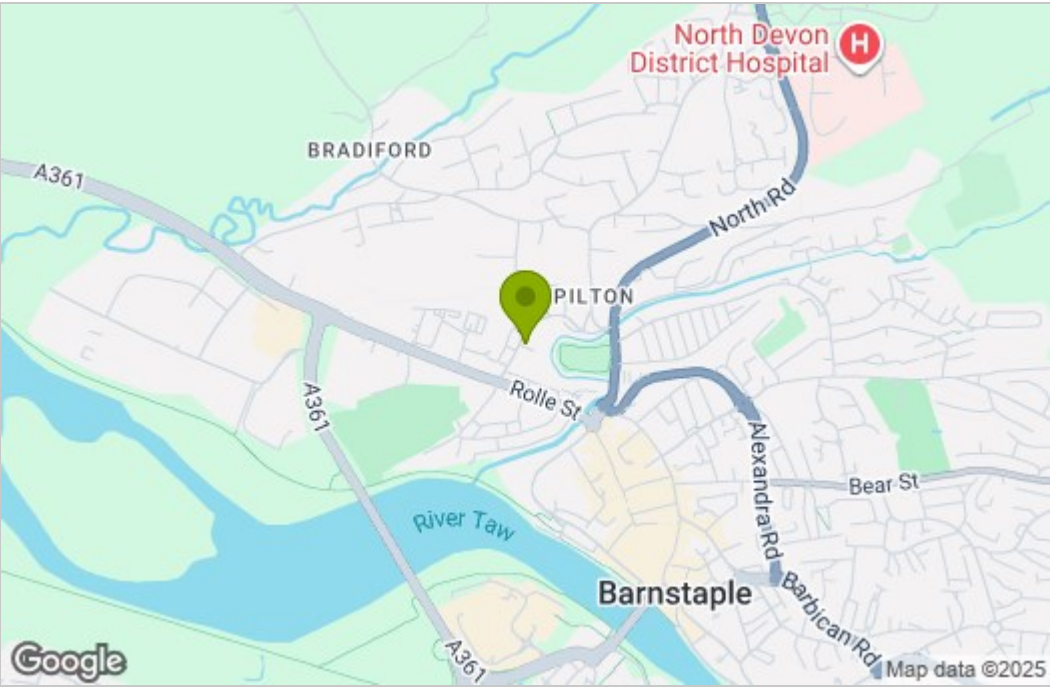
All measurements are approximate and provided as a guide only.

Floor Plan

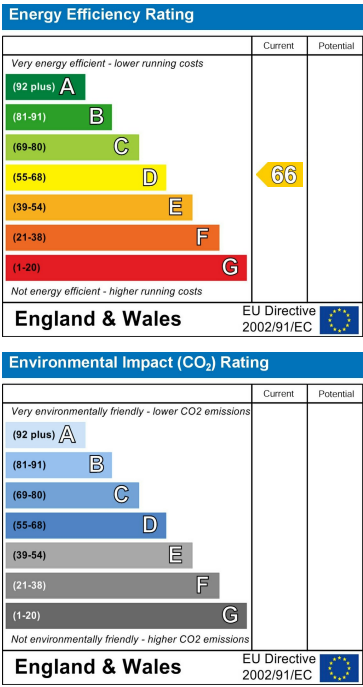


19 Fair View, Barnstaple

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 firms employment has the authority to make or give any representation or warranty in respect of the property.