



**Highcroft 5 Lauderdale, Barnstaple, EX32 8DU**

**£1,250 Per Calendar Month**

A semi-detached 3 bedroom house with front and back gardens, driveway parking and garage, situated close to Barnstaple Town Centre.

## Description

A newly decorated 3 bedroom semi-detached house with front and back gardens and parking for 3 cars.

The ground floor consists of an entrance porch, hallway, large lounge, dining room, kitchen, utility area and downstairs W.C. On the first floor there are 3 good sized double bedrooms and a family bathroom. The property also benefits from having a long driveway which can easily accommodate 3 cars, a garage with power, and gardens at the front and rear.

### Additional Information:

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

Gas central heating.

### Restrictions:

Pets considered for an additional £25pcm per dog and £15pcm per cat.

### Availability:

Available for occupation immediately.

### Rent and Tenancy Details:

Rent: £1250.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £1442.30, 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 6-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 £37,500 or provide a guarantor with an income of £45,000.

### Holding Deposit:

A holding deposit of £288.46 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 C.

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

All measurements are approximate and provided as a guide only.



Floor Plan

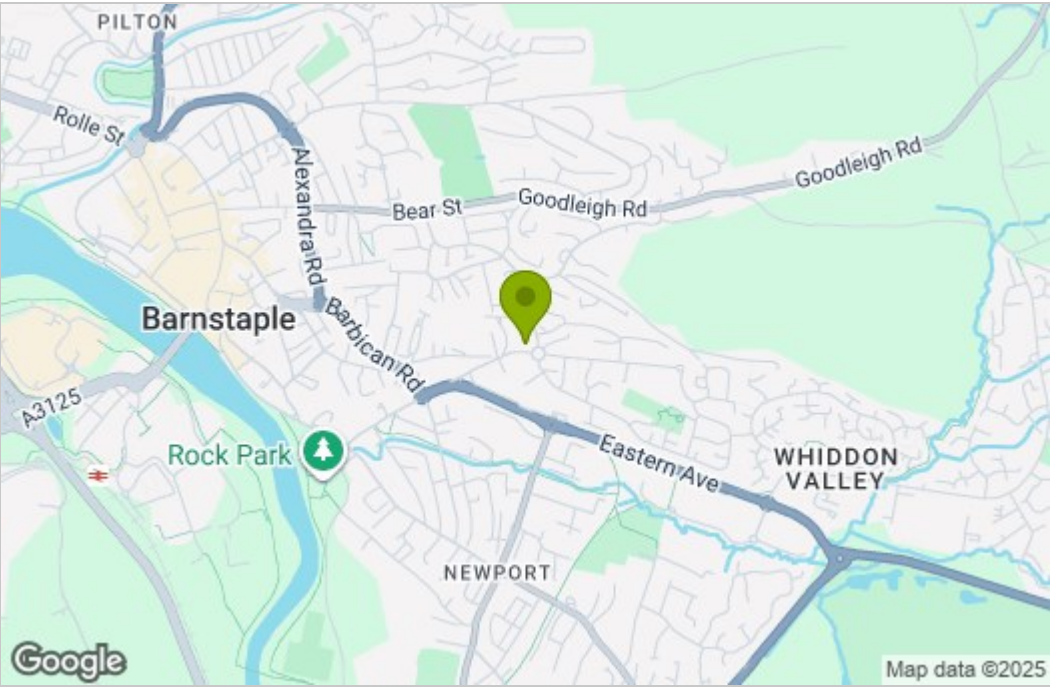
Ground Floor



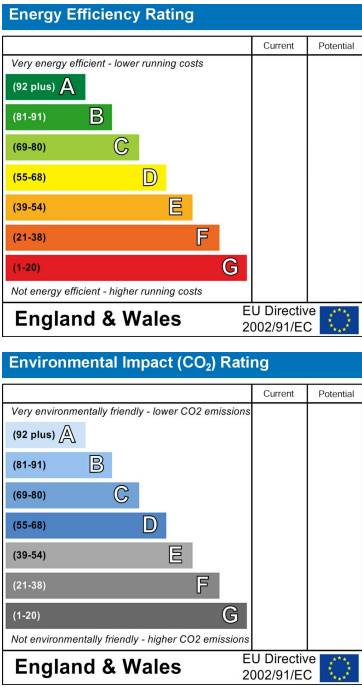
First Floor



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.