

**First Floor Flat 16 Ebberley Lawn, Barnstaple, EX32 7DJ**  
**£710 Per Calendar Month**

A furnished one bedroom first floor flat situated close to the centre of Barnstaple.

## Description

A first floor furnished flat located in Ebberley Lawn, Barnstaple.

The property comprises of a bedroom with en-suite shower room, a lounge and a kitchen.

## Additional Information:

The property is available furnished with the existing furnishings, carpets/flooring and cooker to remain.

A parking space is available if required for an additional £25pcm.

## Restrictions:

No pets allowed.

## Availability:

Available for occupation from 5th February 2026.

## Rent and Tenancy Details:

Rent: £710.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £819.23, 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 12-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 £21,300 or provide a guarantor with an income of £25,560.

## Holding Deposit:

A holding deposit of £163.84 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:

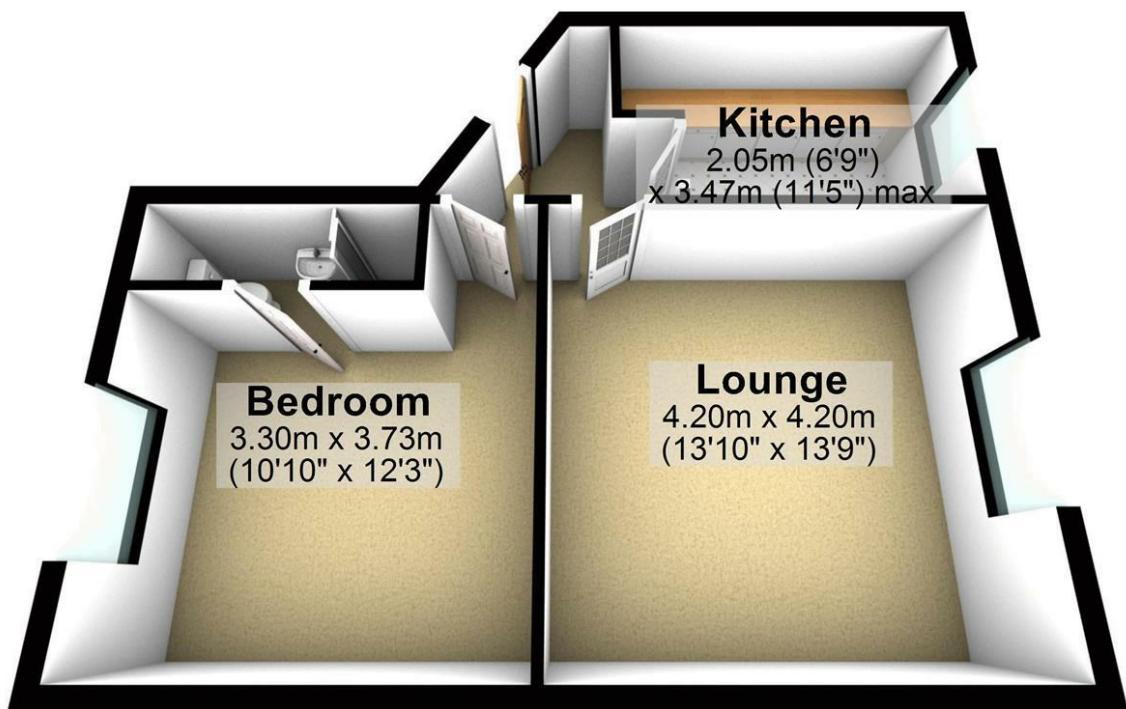
The Council Tax is band A.

The building is listed so this property is exempt from an EPC rating.

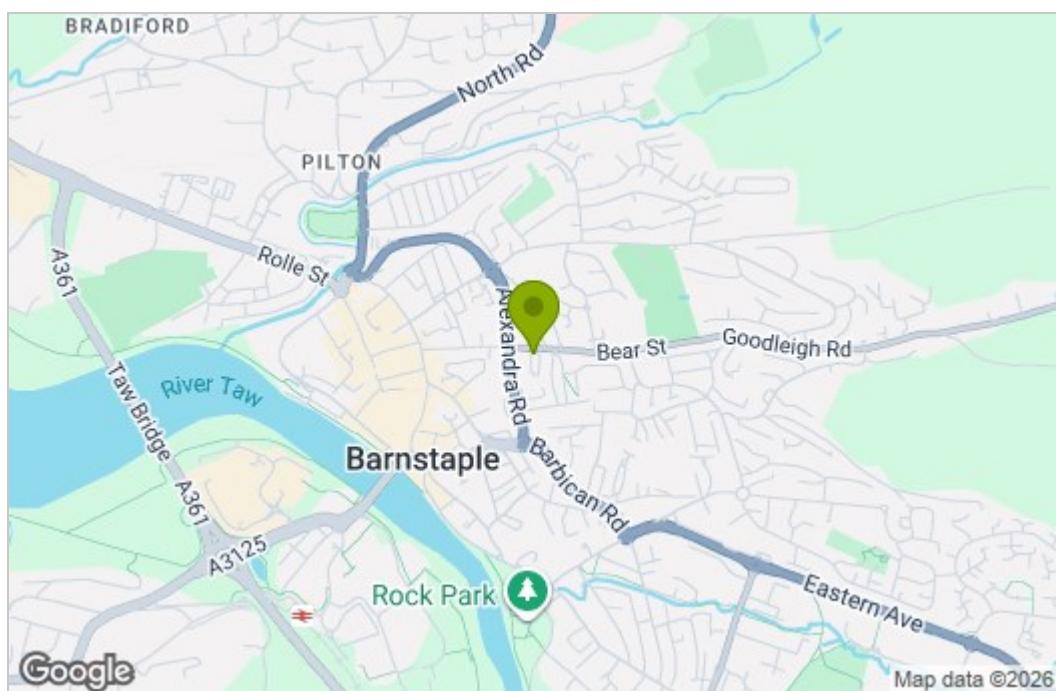
All measurements are approximate and provided as a guide only.

## Floor Plan

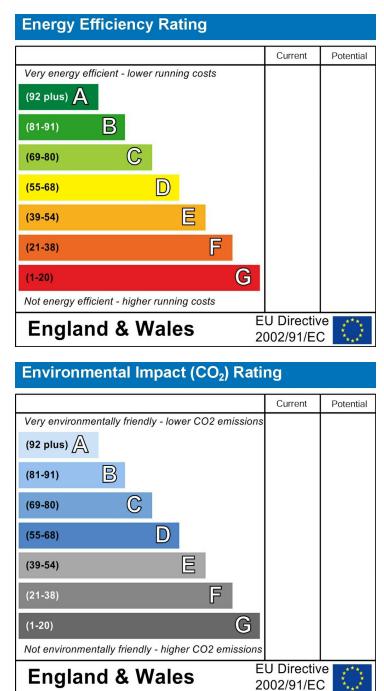
### First Floor Flat



### 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.