



**Flat 3 Estuary View, Barnstaple, EX31 3HL**  
**£795 Per Calendar Month**

A first floor two bedroom apartment conveniently located in Yelland, close to travel links and amenities.

## Description

A 2 Bedroom first floor apartment situated in Yelland, not far from the popular village of Instow. The flat is close to travel links and amenities such as local businesses and nearby towns like Bideford and Barnstaple.

The accommodation briefly comprises of Entrance hall into a good size lounge and kitchen, leading onto 2 double bedrooms and a family bathroom.

### Additional Information:

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

Double glazing and gas central heating.

### Restrictions:

Strictly No pets

### Availability:

Available for occupation from 1st Feb 2026

### Rent and Tenancy Details:

Rent: £795.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £917.30, 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 £23,850 or provide a guarantor with an income of £28,600

### Holding Deposit:

A holding deposit of £183.46 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:

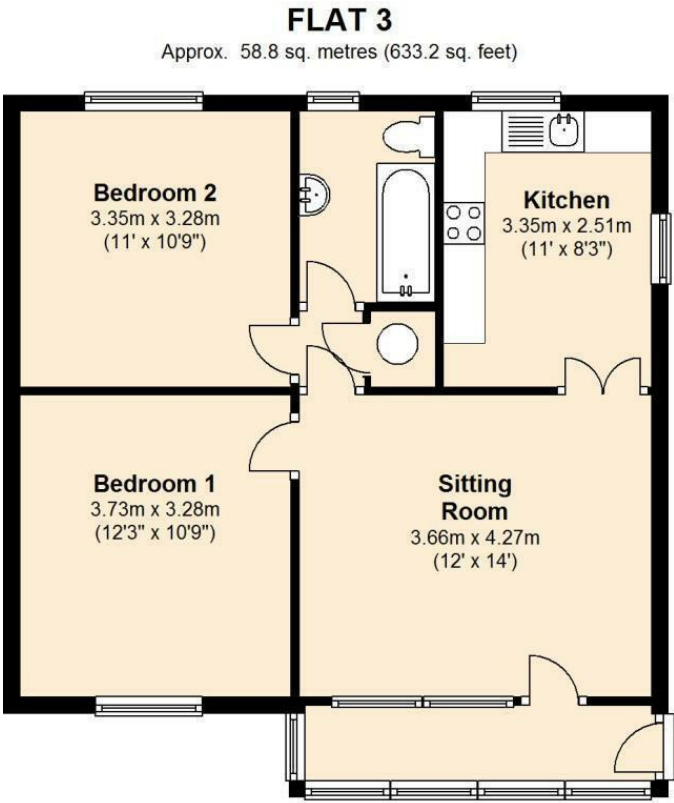
The Council Tax is band A.

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

All measurements are approximate and provided as a guide only.

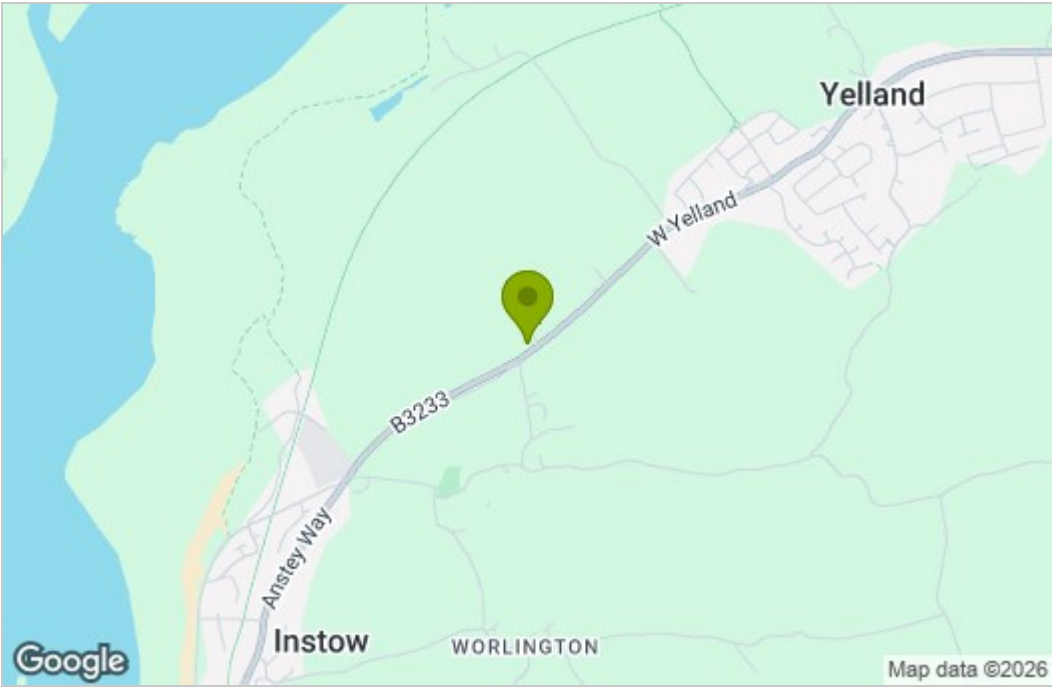
Photos are historic

Floor Plan

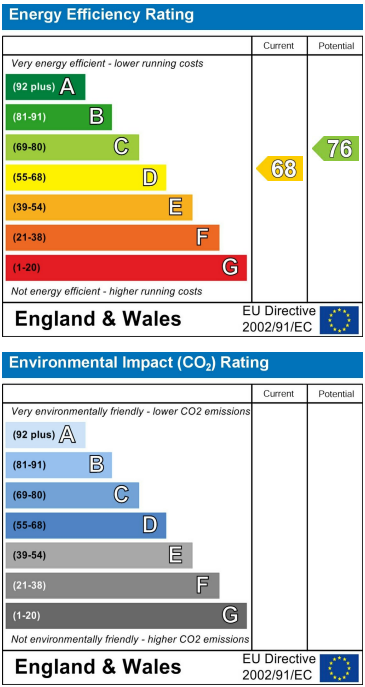


Total area: approx. 58.8 sq. metres (633.2 sq. feet)

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.