



**Flat 3, 58 Boutport Street, Barnstaple, EX31 1SH**  
**£600 PCM**

In the centre of Barnstaple Town, a modern one bedroom 2nd floor flat comprising of an entrance hallway, bedroom, lounge, shower room and kitchen.

### Description

A modern one bedroom 2nd floor flat comprising of an entrance hallway, bedroom, lounge, shower room and kitchen.

### Additional Information:

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

Double glazing and electric heating.

### Restrictions:

No Pets.

### Availability:

Available for occupation from 18th April 2025.

### Rent and Tenancy Details:

Rent: £600.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £692.30, 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 £18,000 or provide a guarantor with an income of £21,600.

### Holding Deposit:

A holding deposit of £138.46 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.

Lounge 10'1" x 15'6" (3.07 x 4.72)

Bedroom 9'9" x 8'7" (2.97 x 2.62)

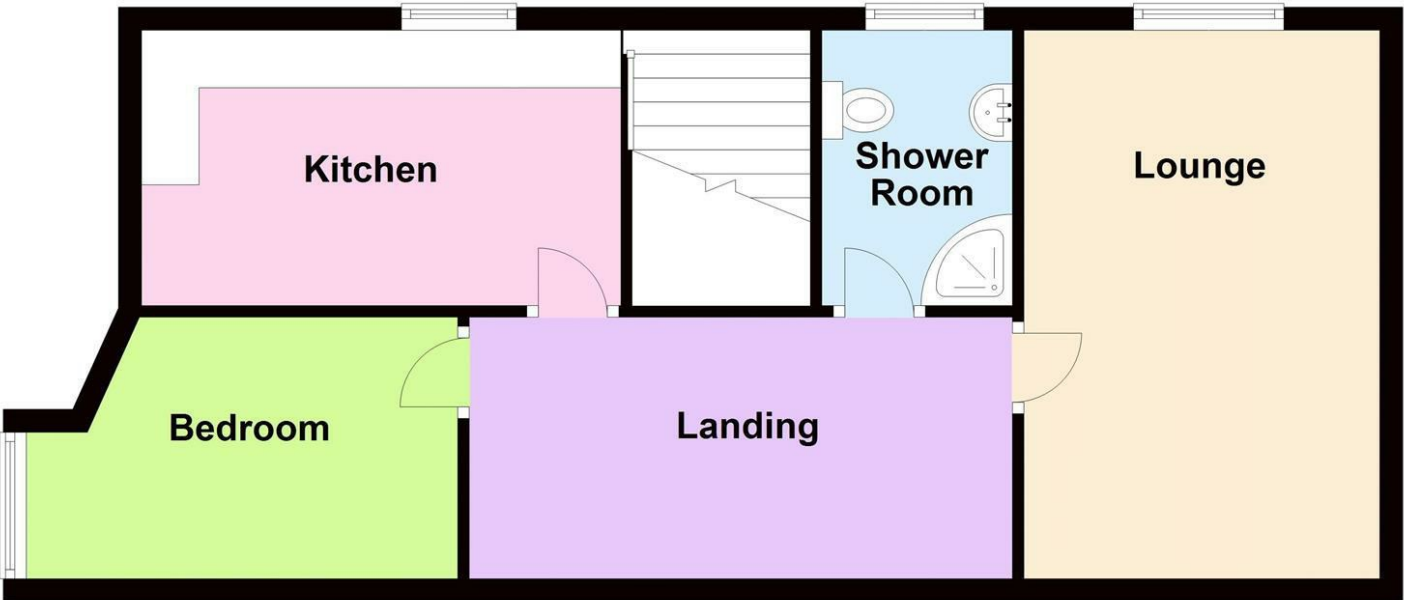
Kitchen 6'5" x 9'0" (1.96 x 2.74)

Shower Room 7'6" x 5'2" (2.29 x 1.57)

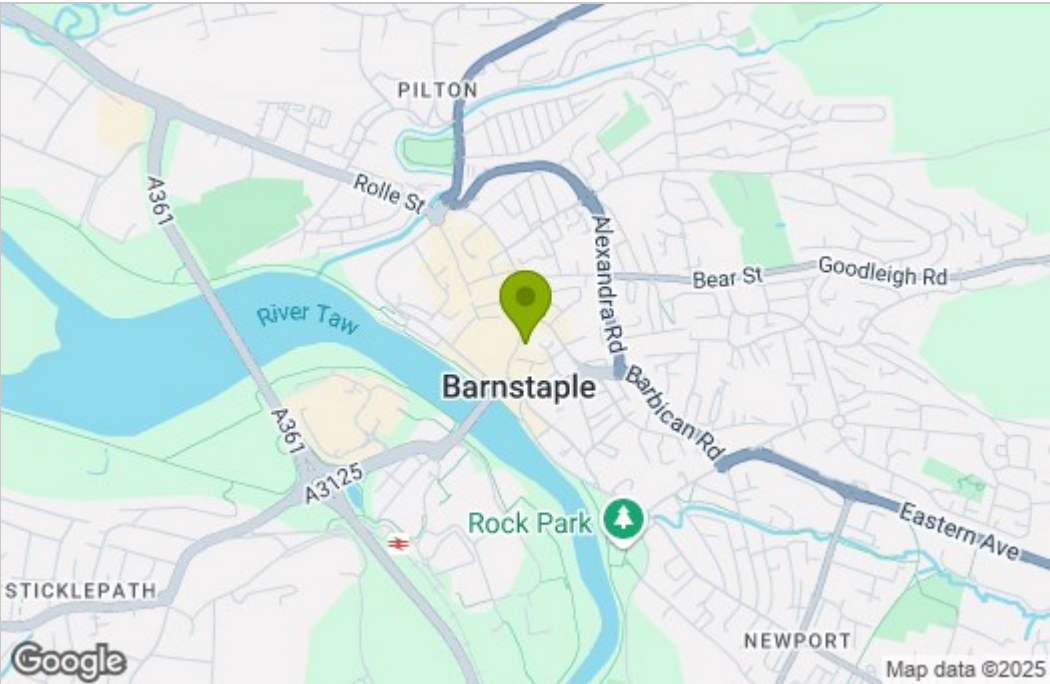
Landing 12'2" x 7'8" (3.71 x 2.34)

Floor Plan

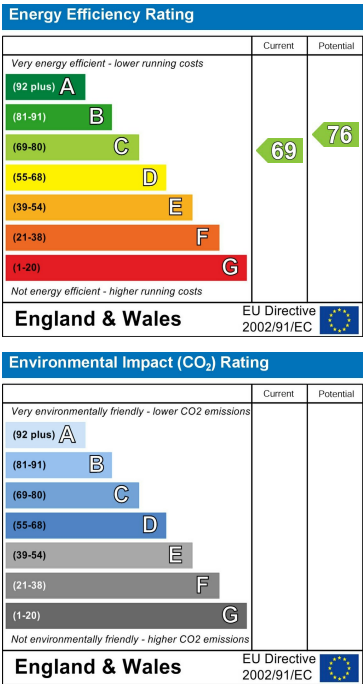
Flat 3, 58 Boutport Street



Area Map



Energy Efficiency Graph



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