



**107 Pilton Street, Barnstaple, EX31 1PQ**

**£800 PCM**

A delightful two-bedroom Grade II listed terraced cottage located in the sought-after Pilton Street area of Barnstaple. Featuring a cosy lounge, fitted kitchen, ground-floor bathroom, and two good-sized bedrooms, this charming home also benefits from a shared courtyard and storage shed. Available from 5th September 2025. No pets.

## DESCRIPTION

A charming two-bedroom terraced cottage situated in the ever-popular Pilton Street area of Barnstaple.

This well-located property features a cosy lounge, a fitted kitchen, and a ground-floor bathroom. Upstairs offers two good-sized bedrooms. To the rear, there is a small storage shed and access to a shared courtyard.

### Additional Information:

The property benefits from electric storage heating. Electricity is supplied via a pre-payment meter, and water is metered.

The property is offered unfurnished, with existing carpets and cooker included.

Please note, the property is let as seen.

### Restrictions:

No pets allowed.

No parking available on site.

### Availability:

Available for occupation from Friday 5th September 2025.

### Rent and Tenancy Details:

Rent: £800.00 per calendar month, exclusive of bills and outgoings, payable monthly in advance.

Deposit: £923.07, 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, with the expectation of a long-term let (subject to the landlord's circumstances).

### Tenant Requirements:

Applicants must demonstrate an annual household income of £24,000 or provide a guarantor with an income of £28,800.

### Holding Deposit:

A holding deposit of £184.61 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:

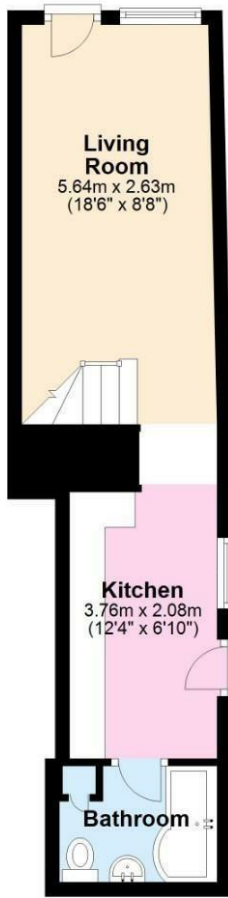
Council Tax Band: A

EPC Exemption: As the property is Grade II Listed, it is exempt from EPC requirements.

All measurements are approximate and provided as a guide only.

# Floor Plan

**Ground Floor**  
Approx. 29.4 sq. metres (316.3 sq. feet)

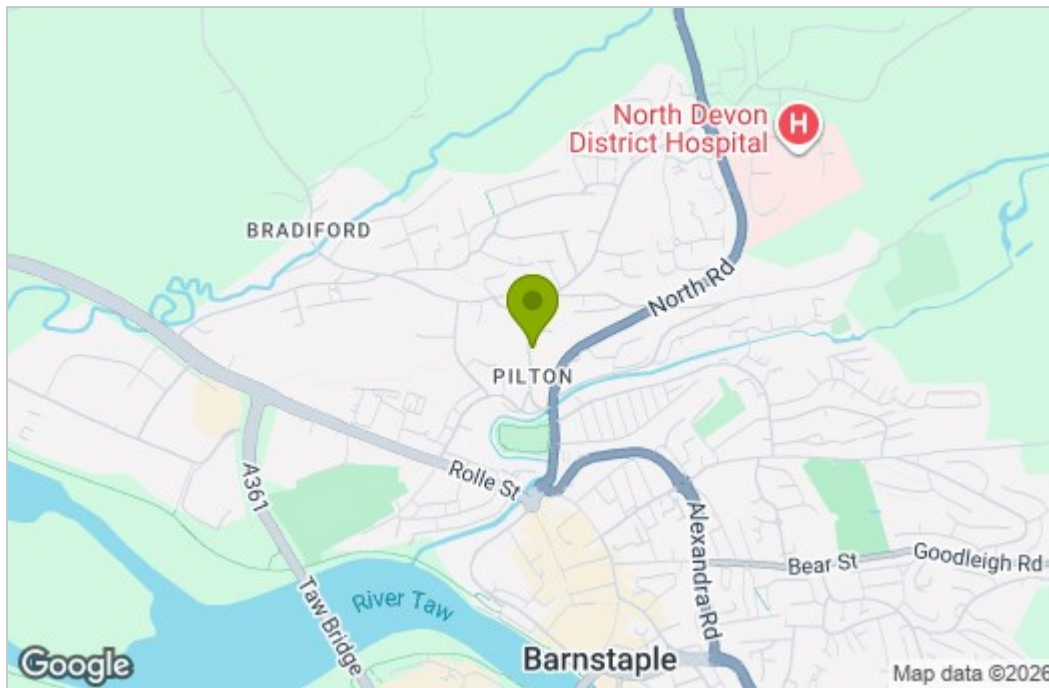


**First Floor**  
Approx. 25.2 sq. metres (271.3 sq. feet)



Total area: approx. 54.6 sq. metres (587.5 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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