



**29 Westaway Heights, Barnstaple, EX31 1NY**

**£1,250 PCM**

A 4-bedroom terraced house with parking and an enclosed garden in the popular area of Westaway Heights, Pilton.

## Description

The property briefly comprises of a kitchen, W.C, and lounge area on the ground floor. The first floor has 2 double bedrooms, one with an en-suite shower room, the other has a Juliette balcony and could be used as a lounge. The second floor has a further 2 double bedrooms and a family bathroom. There is a garden to the rear with a patio and lawn.

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

A gas boiler provides heating and hot water.

The water is metered with mains sewerage.

Strictly No Pets.

Available for occupation from 2nd March 2026

The rent for the property is £1250 per calendar month, exclusive of all bills and outgoings and payable monthly in advance.

The property will be let on an initial six-month assured short-hold tenancy but it is envisaged that it will be available as a long let. This could be subject to change based on the landlords circumstances.

Tenants must be able to show an annual income of £37,500 or provide a guarantor that can show an income of £45,000

In addition to the first months rent, a deposit of £1442 will be required. This will be registered with MyDeposits in accordance with their Terms and Conditions. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at [www.mydeposits.co.uk](http://www.mydeposits.co.uk)

Government Legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees on this tenancy. However, a holding deposit of £288.46 is taken to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

The property is a band C for Council Tax.

A full Energy Performance Certificate is available upon request.

Please note that all measurements are only approximate and are purely given as a guide.

## Application Procedure

Initially, you will be asked to view our virtual tour of the property as well as marketing material including photos, comprehensive write-up, floor plan, and room measurements.

If you wish to apply for the property you will need to contact Collyers and we will send you a link to apply for the property online. The application can be filled out from a PC, smartphone, or tablet. Potential tenants will be invited to view the property in person by Collyers, the agent will meet the applicants at the property.

If the landlord agrees to proceed with the application the potential tenants will be offered the property subject to references and contract.

Once you are satisfied you wish to proceed with the property, you will be expected to pay a holding deposit and supply information for referencing within 48 hours. Our referencing, contracts and Inventory, and Schedule of conditions (where applicable) are all delivered and signed online.

Please note: We receive a high volume of applications for each property and whilst we always endeavor to inform all applicants whether they have been successful or not, occasionally we are not able to. Therefore, if you have not heard from us within 10 working days please assume you have not been successful.

Lounge 11'11" x 16'10" (3.63 x 5.13 (3.64 x 5.14))

Kitchen 7'8" x 8'0" (2.34 x 2.44)

Bedroom 1 12'1" x 9'7" (3.68 x 2.92)

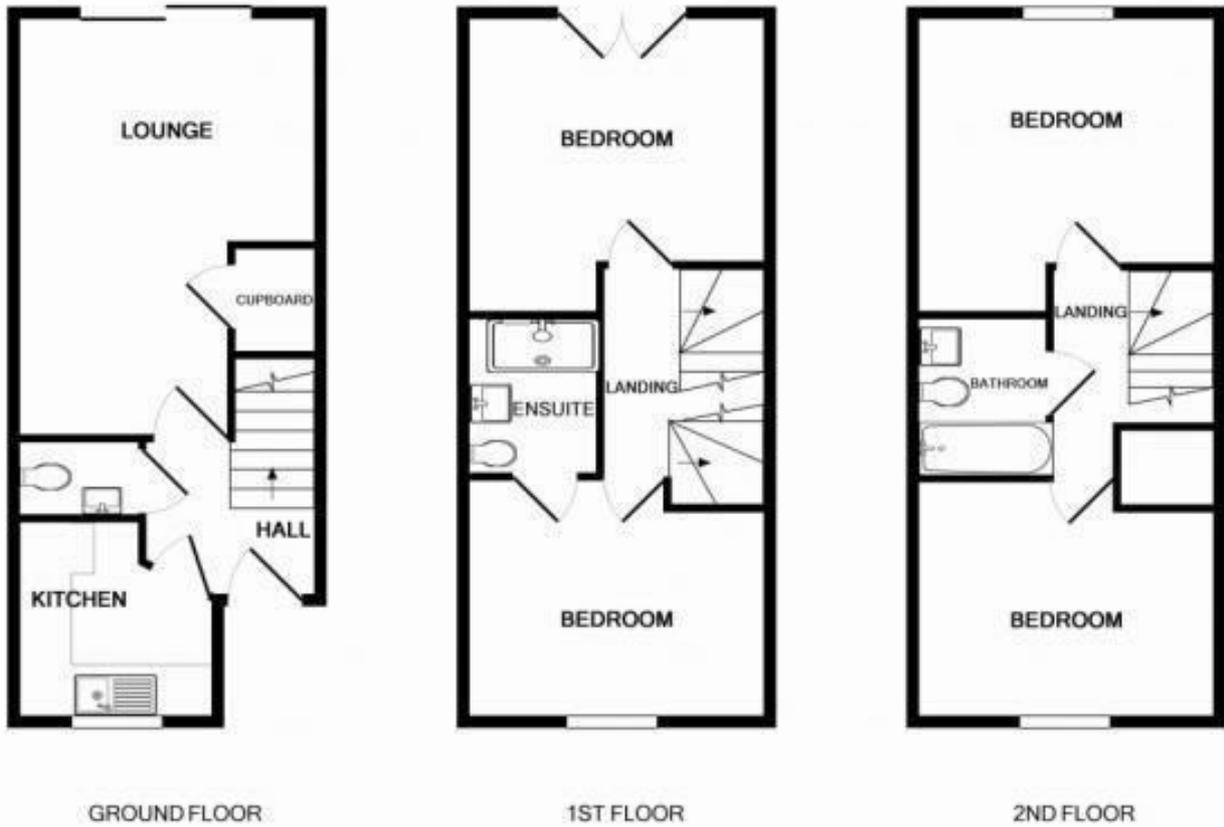
Bedroom 2 12'2" x 11'11" (3.71 x 3.63)

Bedroom 3 12'0" x 12'2" (3.66 x 3.71)

Bedroom 4 12'0" x 6'9" (3.66 x 2.06 (3.67 x 2.07))

Bathroom 5'2" x 6'5" (1.57 x 1.96 (1.58 x 1.95))

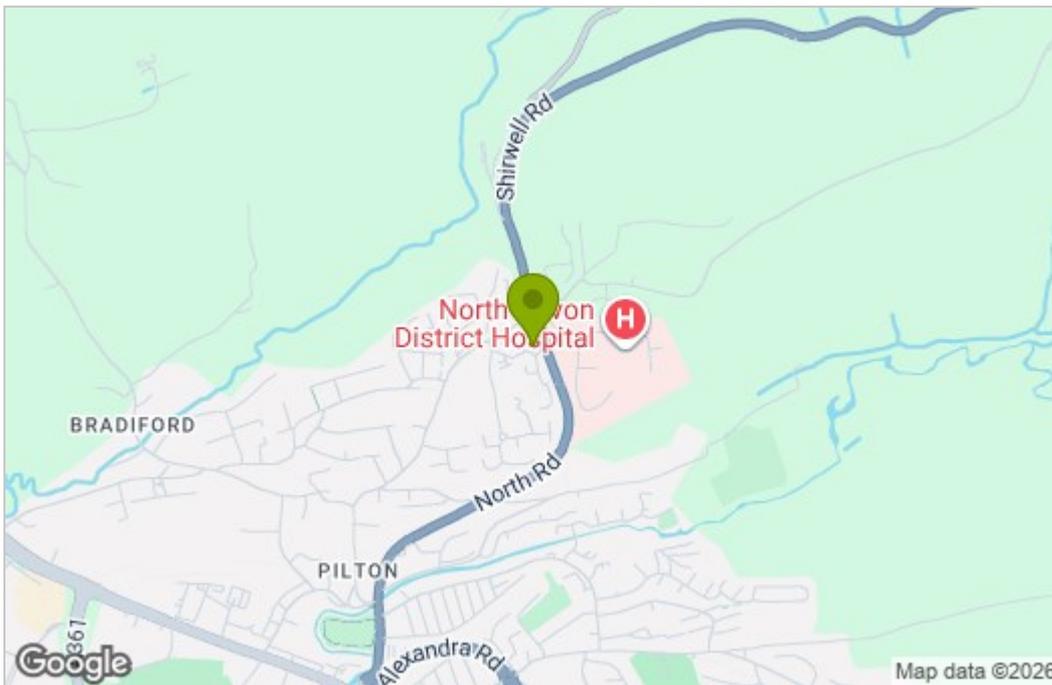
## Floor Plan



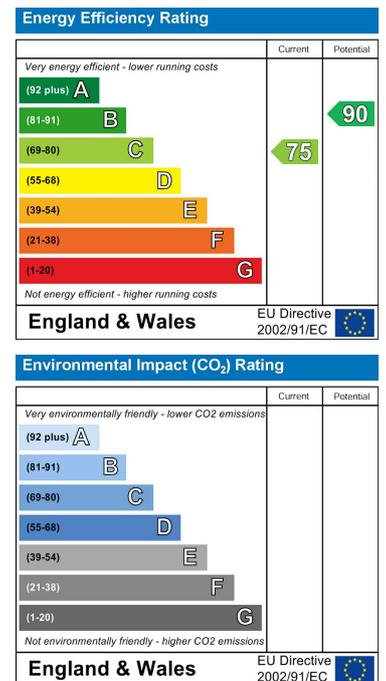
### 29 WESTAWAY HEIGHTS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.