



Top Floor Flat 15 Ebberley Lawn, Barnstaple, EX32 7DJ
£700 Per Calendar Month

A furnished one bedroom top floor flat located in Barnstaple.

Description

A top floor furnished one bedroom flat in Ebberley Lawn, Barnstaple.

The property is split over two levels, with the shower room on one floor, and the lounge, kitchen and bedroom on the top floor.

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

Electric heaters. Water payable to South West Water.

The property will be available for occupation from 17th July 2026.

Key Information (Costs)

Monthly Rent: £700.00, payable in advance

Tenancy Deposit: £807.69 (equivalent to 5 weeks' rent)

Holding Deposit: £161.53 (equivalent to 1 week's rent)

This is paid to reserve the property and will be deducted from the first month's rent or tenancy deposit upon move-in. It is not an additional fee.

Total Move-In Cost (Example): £1,507.69

This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.

Council Tax Band: A

Utilities: Not included – the tenant will be responsible for all bills and outgoings.

Parking: Parking for one car available at an extra £25.00 per calendar month.

Furnishing: Furnished.

Accessibility: Top floor maisonette floor.

Tenancy Information

This property will be let on a periodic assured tenancy with no fixed term. The tenancy will continue on a rolling basis until ended by the tenant giving notice, or by the landlord in accordance with statutory grounds for possession.

Pets

Pets will be considered, and consent will not be unreasonably withheld, subject to the suitability of the property.

Tenant Requirements

All applicants will be subject to referencing and affordability checks. A household income of approximately £21,000 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £25,200 per annum).

Fees and Deposits

In line with the Tenant Fees Act, no charges are

payable for referencing, administration, or tenancy setup.

The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).

The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

Additional Information

Energy Performance Certificate (EPC) available on request.

All measurements are approximate and provided for guidance only.

Floor Plan

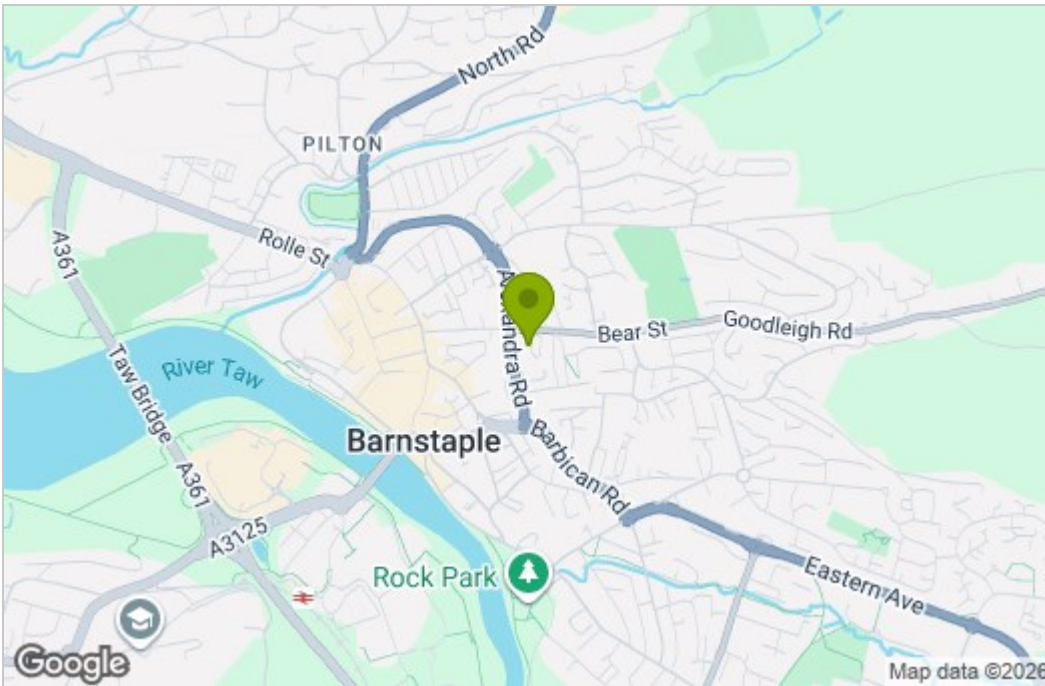
Floor Plan



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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