



**Boyton house Bear Street, Barnstaple, EX32 7DX**  
**£595 Per Calendar Month**

Modern room in a brand-new 7-bed house share! Prime location near Barnstaple Town centre, hospital, and bus station. Perfect for professionals. Don't miss out!

## Description

Room 1 is a ground-floor Room

Room size approximately: 4.01m x 3.81m

The room comes fully furnished with a bed and mattress, desk and chair, wardrobe, and chest of drawers

Tenants have shared access to the kitchen facilities and the laundry room.

The rent for the property is £595 per calendar month, payable monthly in advance. All bills are included in the rent.

The property will be let on an initial 6-month-assured short-hold tenancy.

Available immediately.

## Single Occupancy Only

Tenants must be able to show an annual income of £17,850 or provide a guarantor that can show an income of £21,420.

In addition to the first months rent a deposit of £686.53 will be required. This will be registered with 'My Deposits' in accordance with the terms and conditions of My Deposits. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at [www.mydeposits.com](http://www.mydeposits.com)

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 £137.30 is taken to hold the property. This will be used towards your deposit once the tenancy commences.

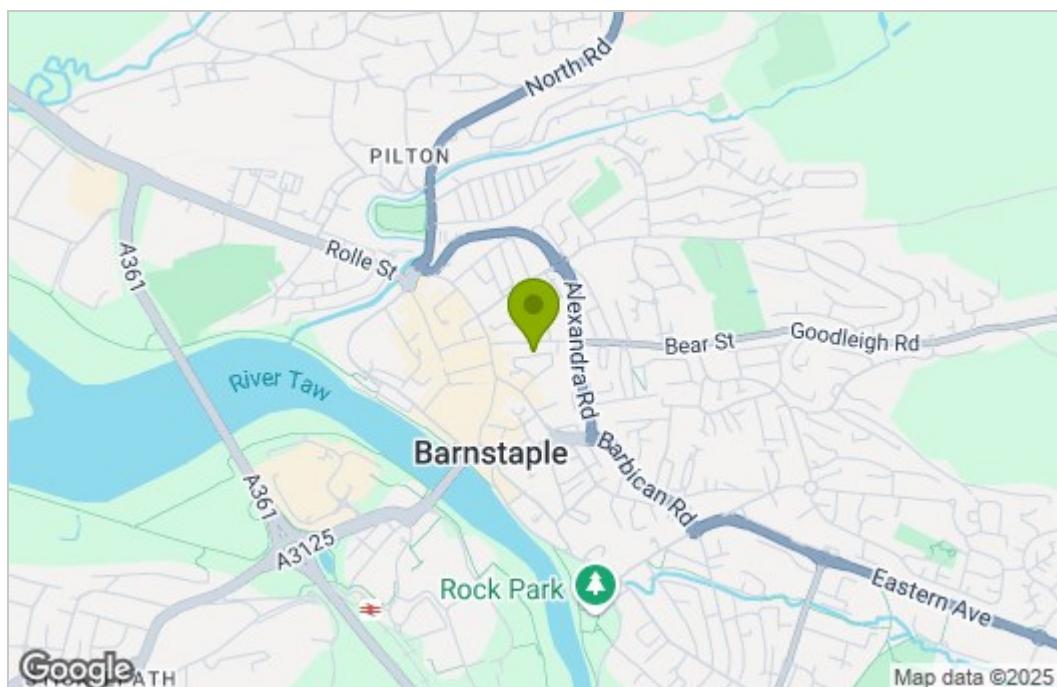
A full Energy Performance Certificate is available upon request.

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

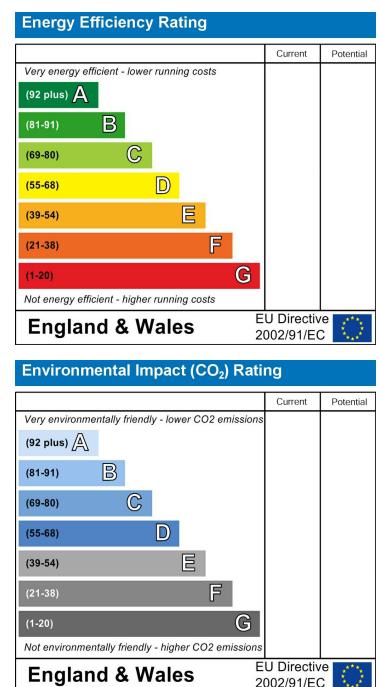
The property is let as seen.

## Floor Plan

## 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.