



**52 Higher Gorse Road, Roundswell, EX31 3WS**  
**£925 Per Calendar Month**

Perfectly located in Roundswell, Barnstaple, this 2 bedroom property has 2 allocated off road parking spaces, good sized rear garden, 2 double bedrooms, storage cupboard, downstairs W.C and modern kitchen.

### Description

A two bedroom semi-detached house situated in Roundswell, Barnstaple.

The ground floor comprises of a W.C and an open plan kitchen/ living area. On the first floor, there are two double bedrooms and a family bathroom with shower over the bath. There is also an enclosed rear garden and driveway parking to the side of property.

### Additional Information:

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

A gas combi boiler provides the heating and hot water to the property.

The water is metered with mains sewerage.

### Restrictions:

No pets.

### Availability:

Available for occupation from 10th February 2026.

### Rent and Tenancy Details:

Rent: £925.00 per calendar month, exclusive of bills and outgoings, payable monthly in advance.

Deposit: £1067.30, 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, with the expectation of a long-term let (subject to the landlord's circumstances).

### Tenant Requirements:

Applicants must demonstrate an annual household income of £27,750 or provide a guarantor with an income of £33,300.

### Holding Deposit:

A holding deposit of £213.46 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 B

A full Energy Performance Certificate is available upon request.

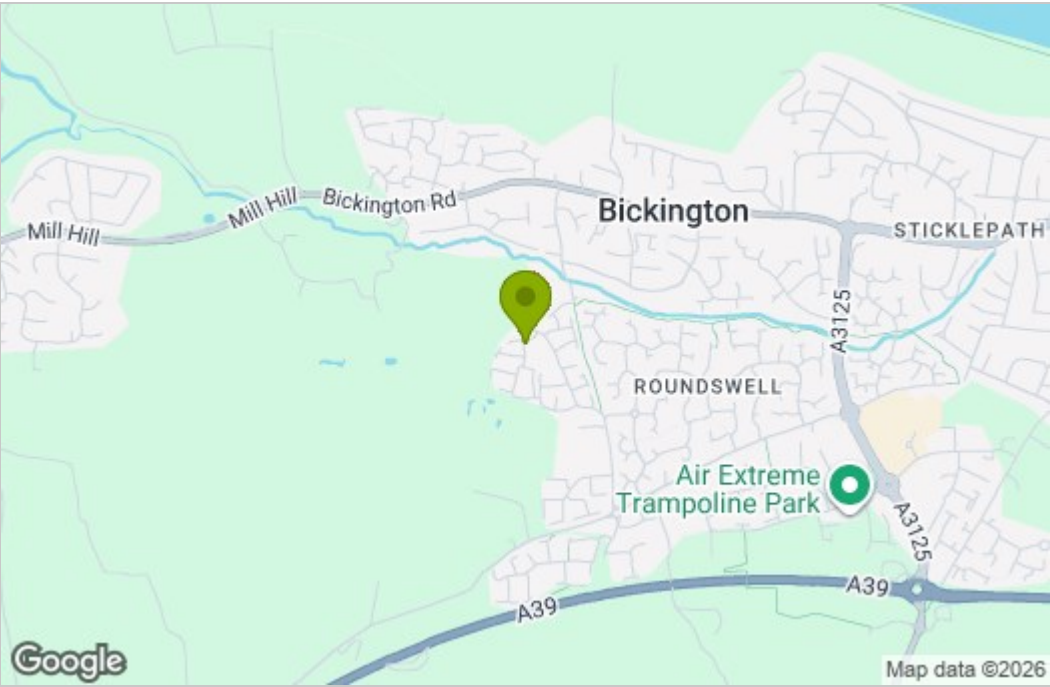
All measurements are approximate and provided as a guide only.

Please note some of the marketing photos may be historic.

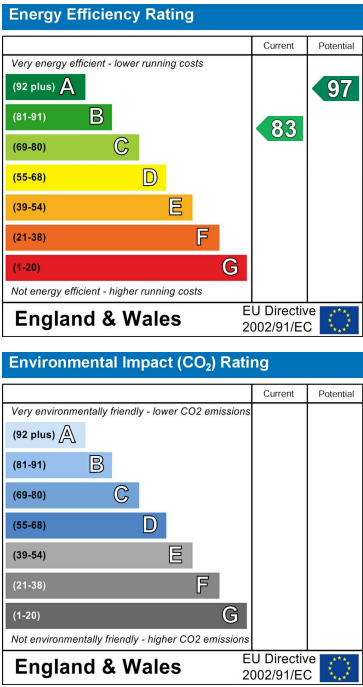
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.