



**Flat 2, 17 Castle Street, Barnstaple, EX31 1DR**

**£750 PCM**

Well-presented two-bedroom ground floor apartment in central Barnstaple, offering a lounge, kitchen, and bathroom. Available unfurnished with gas central heating via a combi boiler. Long let preferred. Optional parking available subject to availability (£40 pcm). Convenient location close to local amenities.

Strictly no pets. Available from 7th April 2026

## Description

A well-presented ground floor, two-bedroom apartment situated in the centre of Barnstaple.

The property briefly comprises an entrance hallway, lounge, kitchen, two bedrooms, and a bathroom.

The property is available unfurnished, with existing carpets/flooring and curtains (if any) to remain. It is envisaged that the property will be let on a long-term basis.

The property benefits from a mains gas combi boiler, providing both heating and hot water. It is Council Tax Band A.

There is potential for one parking space, subject to availability, at an additional cost of £40 per calendar month. Please speak with the agent to confirm availability, as this does not automatically come with the property.

Strictly no pets.

The rent is £750 per calendar month and the property will be let on a six-month Assured Shorthold Tenancy. Available from 7th April 2026.

Applicants must be able to demonstrate a minimum household income of £22,500 per annum, or provide a guarantor with an income of at least £27,000 per annum.

In addition to the first month's rent, a deposit of £865 will be required. This will be registered with MyDeposits in accordance with their terms and conditions. Further details regarding deposit protection and repayment can be found at [www.mydeposits.co.uk](http://www.mydeposits.co.uk)

In line with Government legislation introduced on 1st June 2019, no application or administration fees are payable. A holding deposit of £173.07 is required to secure the property, which will be deducted from the final deposit upon commencement of the tenancy.

The property is let as seen.

If you require any further information or would like to request an application form, please do not hesitate to contact Collyers.

Lounge 21'4" x 10'1" (6.50 x 3.07)

Kitchen 11'10" x 7'7" (3.61 x 2.31)

Bathroom 5'10" x 7'3" (1.78 x 2.21 (1.79 x 2.22))

Bedroom 1 11'7" x 10'7" (3.53 x 3.23)

Bedroom 2 7'4" x 11'8" (2.24 x 3.56)

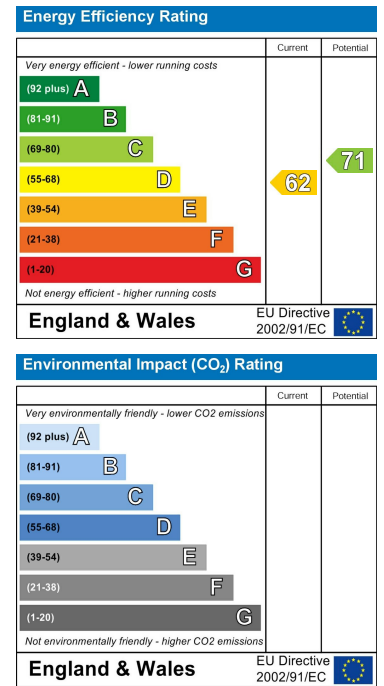
## Ground Floor



## Area Map



## Energy Efficiency Graph



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