



88 Long Meadow Drive, Barnstaple, EX32 7RD

£850 Per Calendar Month

A 2 bedroom end of terrace house located within short walking distance to Barnstaple town centre and North Devon Hospital.

Description

The property is conveniently located within short walking distance to Barnstaple town centre and North Devon Hospital, and also benefits from off road parking.

The property comprises of a modern fitted kitchen, a lounge with access via patio doors to the garden, 2 bedrooms - the smallest bedroom benefits from having a built in wardrobe, and a bathroom. The garden has a decked area and a storage shed available.

The property is offered unfurnished, with existing carpets/flooring and curtains to remain.

Gas central heating.

The property will be available for occupation from 31st July 2026.

Key Information (Costs)

Monthly Rent: £850.00, payable in advance

Tenancy Deposit: £980.76 (equivalent to 5 weeks' rent)

Holding Deposit: £196.15 (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): £1,830.76

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: Communal parking

Furnishing: Unfurnished

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 £25,500 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £30,600 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.

Please note some of the marketing photos may be historic.

Kitchen 10'1" x 3'6" (3.07 x 1.07 (3.08 x 1.06))

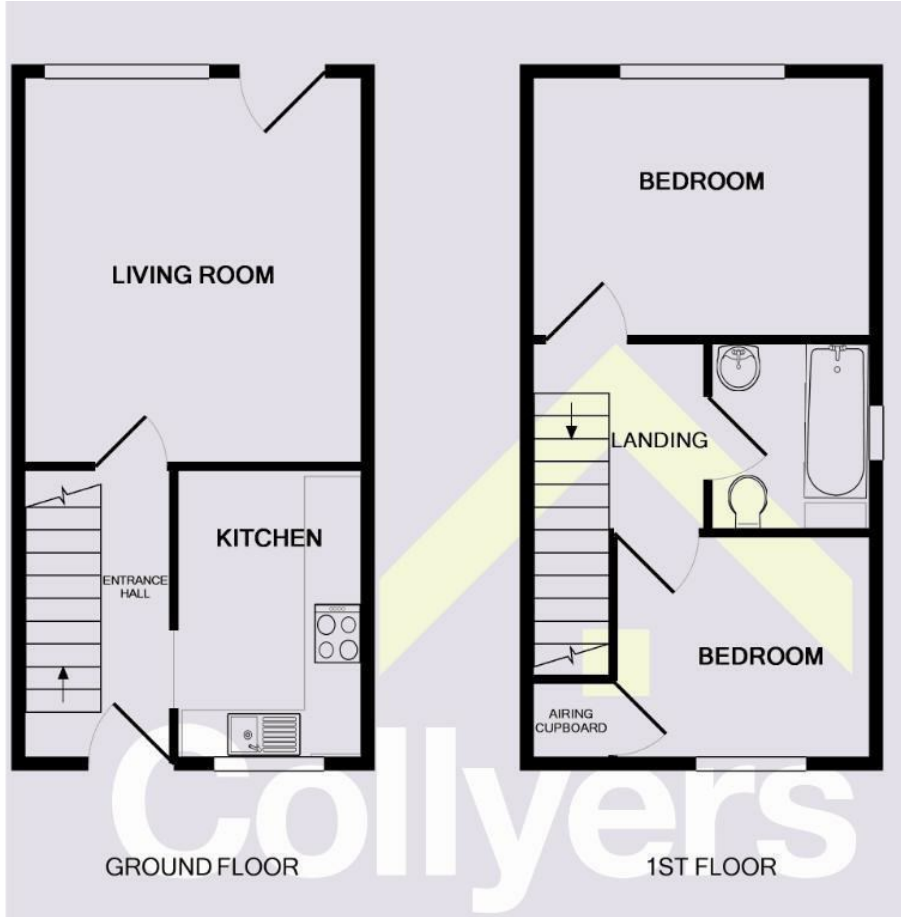
Lounge 13'6" x 12'6" (4.11 x 3.81)

Bedroom 1 12'5" x 9'4" (3.78 x 2.84 (3.79 x 2.85))

Bedroom 2 9'0" x 7'5" (2.74 x 2.26 (2.75 x 2.25))

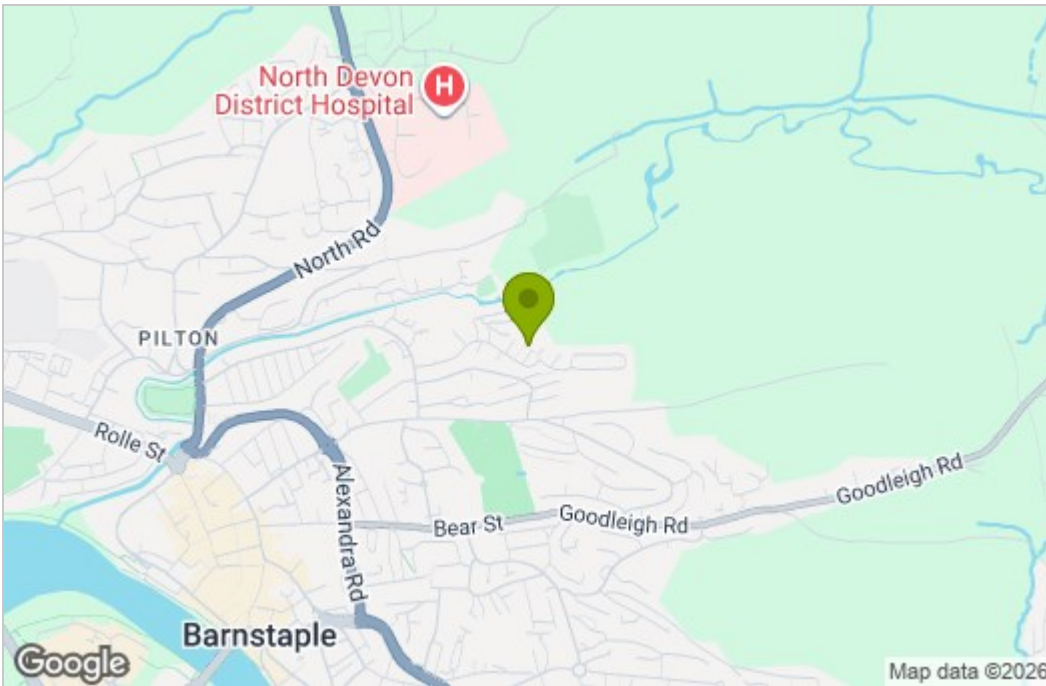
Bathroom 6'7" x 5'10" (2.01 x 1.78)

Floor Plan

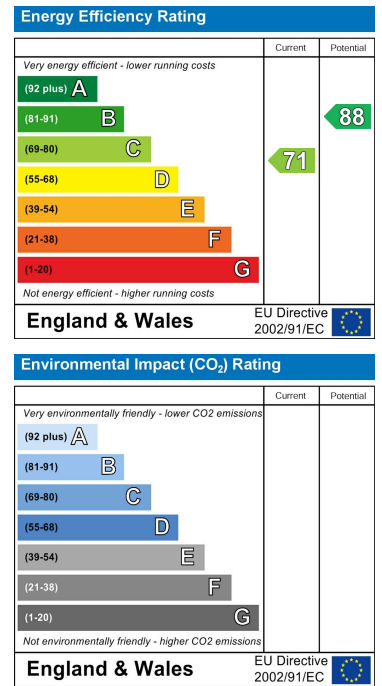


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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