



**Flat 14 ,Queens Walk Bear Street, Barnstaple, EX32 7DA**

**£625 PCM**

A well-presented 1-bedroom flat in Barnstaple town centre, close to local shops and amenities. Offered unfurnished with a modern kitchen and bathroom.

## Description

A neutrally decorated 1-bedroom flat, ideally situated in the heart of town. Featuring a modern fitted kitchen, living area, bedroom, and fitted bathroom, all in a prime town centre location.

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

Electric heating and hot water.

No pets.

Available for occupation from 17th April 2026

The rent for the property is £625 per calendar month, exclusive of all bills and outgoings and payable monthly in advance.

The property will be let on an initial six-month assured shorthold tenancy, but it is envisaged that it will be available as a long let. This could be subject to change based on the landlord's circumstances.

Tenants must be able to show an annual income of £18,650 or provide a guarantor that can show an income of £23,000.

In addition to the first month's rent, a deposit of £721 will be required. This will be registered with MyDeposits in accordance with their Terms and Conditions. The Terms and Conditions regarding the protection of the deposit, including the repayment process, can be found at [www.mydeposits.co.uk](http://www.mydeposits.co.uk)

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 £137.76 is taken to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

The property is Band A for Council Tax.

A full Energy Performance Certificate is available upon request.

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

## Application Procedure

# Floor Plan

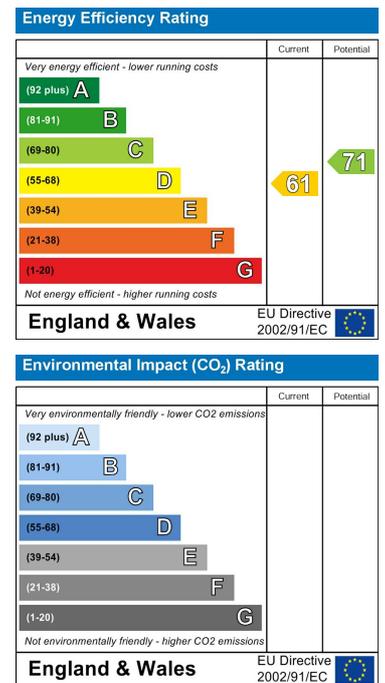


## Ground Floor

# 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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