



Pilton Quayside Pilton Quay, Barnstaple, EX31 1RN

£1,200 Per Month

A spacious three double bedroom penthouse apartment in sought-after Pilton, offering open-plan living, en-suite master with dressing area, gated parking, garage space and a storage shed. Walking distance to Barnstaple town centre. Strictly no pets. Available 1st February 2026. Rent £1,200 pcm.

Description

A stylish and spacious three double bedroom penthouse apartment, ideally positioned in the highly sought-after Pilton area of Barnstaple and within easy walking distance of the town centre.

The property enjoys attractive views over the river and Pilton Park, alongside well-planned open-plan living accommodation and excellent parking and storage provision.

The apartment offers a generous open-plan kitchen, lounge and dining area, creating a bright and sociable living space ideal for modern living. The kitchen is well equipped and includes a washing machine, dishwasher and built-in microwave, in addition to ample storage and worktop space.

The principal bedroom benefits from a premium feel, including an en-suite shower room and a dedicated dressing area. Two further well-proportioned double bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from gated, designated parking for one vehicle, along with a further space within a shared garage. There is also a useful storage shed, suitable for bins and the storage of items such as bicycles or sports equipment.

The apartment is conveniently located within walking distance of local amenities on Pilton Street, as well as a level walk into Barnstaple town centre, offering an extensive range of shops, restaurants, leisure facilities and the popular Pannier Market.

Additional Information

Offered unfurnished, with existing flooring and window coverings to remain

Open-plan kitchen, living and dining area

Kitchen includes washing machine, dishwasher and built-in microwave

Three double bedrooms

En-suite and dressing area to main bedroom

Gated allocated parking plus additional shared garage space

Storage shed suitable for bins and sports equipment

Views over the river and Pilton Park

Managed block with freehold/leasehold arrangements in place

Restrictions

Strictly no pets permitted, in accordance with lease and block management regulations

Availability

Available for occupation from 1st February 2026

Rent and Tenancy Details

Rent: £1,200.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance

Deposit: £1,384.62 (equivalent to 5 weeks' rent), protected with My Deposits in accordance with their terms and conditions

The property will initially be let on a 6-month Assured Shorthold Tenancy, with the expectation it may continue longer-term subject to the landlord's circumstances

Tenant Requirements

Applicants must demonstrate a minimum annual household income of £36,000, or provide a guarantor with a minimum income of £43,200.

Holding Deposit

A holding deposit equivalent to one week's rent (£276.92) is required to secure the property once a tenancy offer is accepted. This will be deducted from the main deposit at the start of the tenancy.

Legal Information

In line with Government legislation introduced on 1st June 2019, no fees can be charged to tenants for setting up, renewing or ending a tenancy.

Additional Notes

Council Tax Band: C

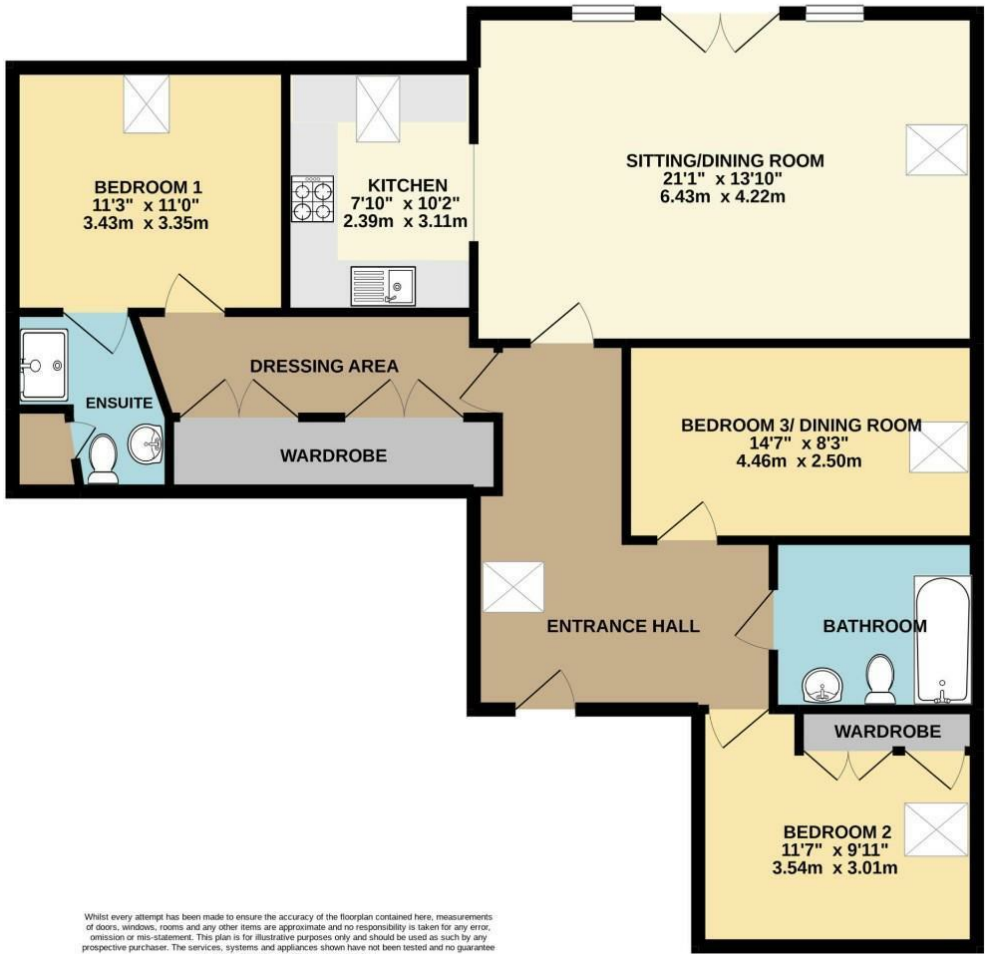
EPC Rating: C (Score: 78)

All measurements are approximate and for guidance only

Some marketing photographs may be historic

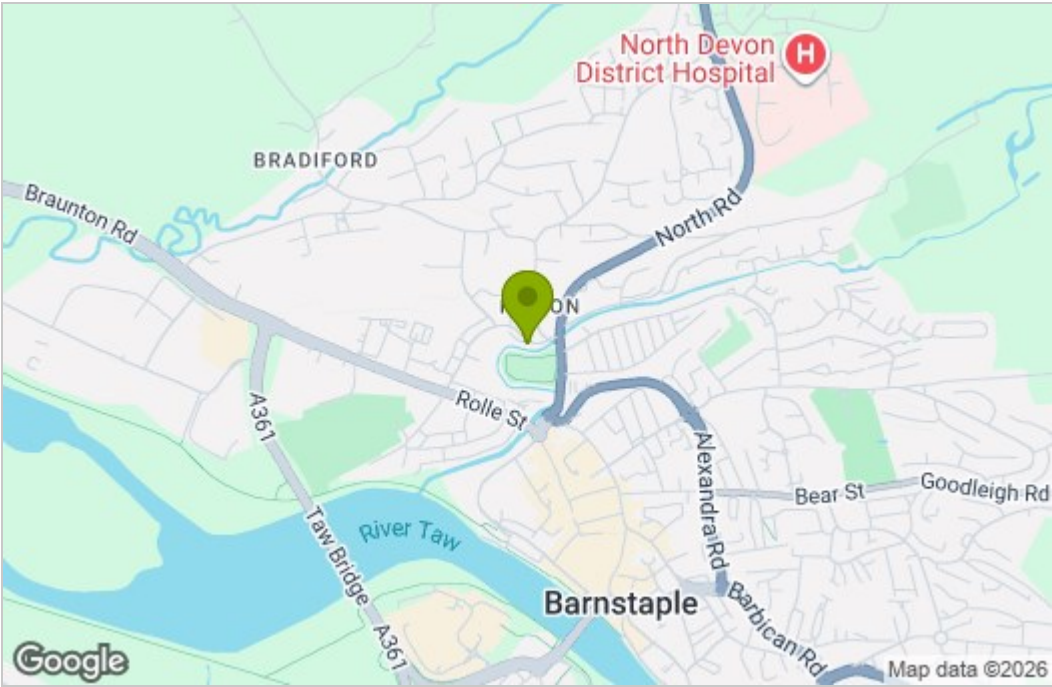
Floor Plan

TOP FLOOR

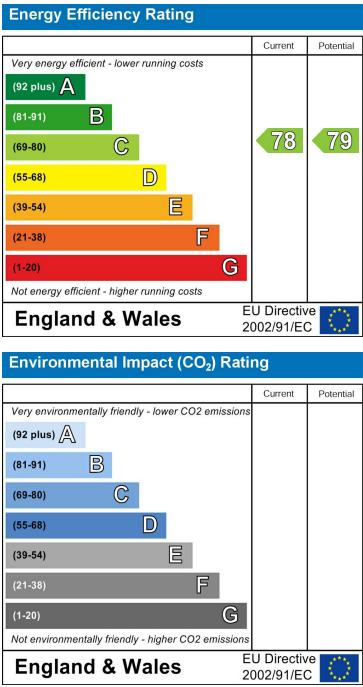


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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