Collyers
PROPERTIES









Top Floor Flat 8 Allen Bank, Barnstaple, EX32 9AR

£550 Per Calendar Month

A stylish and well-presented furnished one-bedroom flat, ideally positioned in the popular Newport area of Barnstaple. The property is within easy reach of Barnstaple town centre, local amenities, shops and transport links.

Description

A well-presented furnished one-bedroom second floor flat offering comfortable and practical living accommodation, comprising an open plan lounge/ kitchen, a bedroom, and a shower room. The flat benefits from its own private WC, located on the first floor and exclusively for the use of the flat.

The property is offered furnished with the existing carpets/flooring, curtains, cooker, furniture and appliances to remain. Please note that the property does not have a washing machine or washing machine connection, there is however a launderette nearby in Newport.

Electric heating and water heaters.

The property will be available for occupation from 29th October 2026.

Key Information (Costs)
Monthly Rent: £550.00, payable in advance
Tenancy Deposit: £634.61 (equivalent to 5 weeks' rent)
Holding Deposit: £126.92 (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): £1,184.61
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.
Water: The water is payable to the landlord at a single occupier rate of £35.00 per month in addition to the rent.
Parking: No parking included
Furnishing: Furnished
Accessibility: Second floor property

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 £16,500 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £19,800 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.
Photographs are provided for illustrative purposes and may have been taken previously. Some images may have been digitally enhanced or edited, including through the use of AI; however, no alterations are intended to materially misrepresent the property. Prospective tenants are encouraged to view the property to satisfy themselves as to its current condition, appearance and contents.

Lounge / Kitchen 11'6" x 16'1" (3.51 x 4.90)

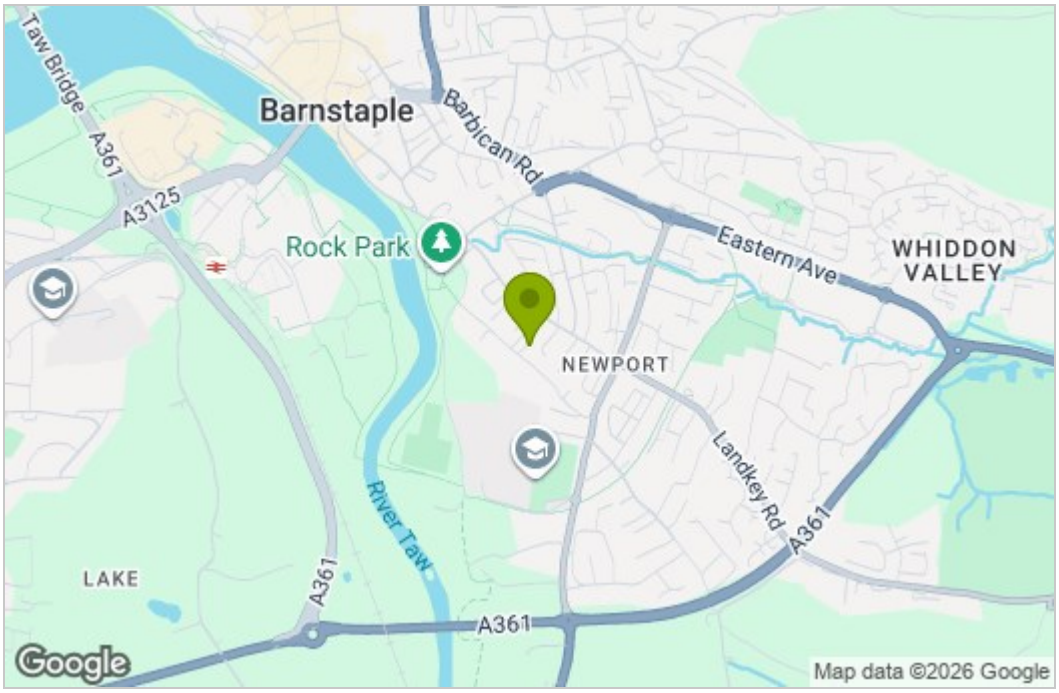
Bedroom 1 10'4" x 11'9" (3.15 x 3.58)

Floor Plan

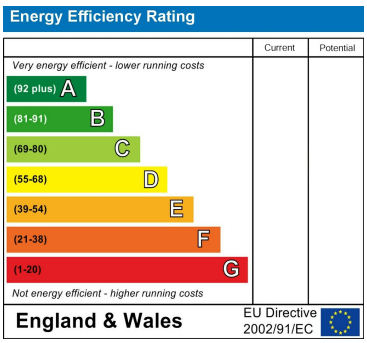
TFF - 8 Allen Bank

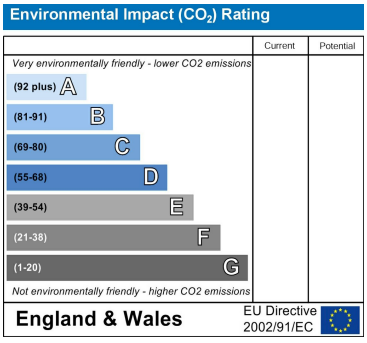


Area Map



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.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
Tel: 01271377237 **Email:** enquiries@collyers.biz
78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP