



# WOOLLIAMS

Property Services

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**A nicely appointed ground floor Studio Flat**

**Benefits double glazing and gas central heating**

**Open plan Living room/Bedroom with bed recess**

**Kitchen with range of units and built-in oven and hob, integrated fridge**

**Bathroom with white suite and shower style bath**

**Small lawned rear Garden area**

**Highly recommended for internal viewing**

**Sorry no pets or smokers**



**84 Barton Road, Whiddon Valley**

Barnstaple, Devon EX32 8NG

**Weekly Rental Of £110**

## ACCOMMODATION

### COMMUNAL ENTRANCE LOBBY

#### **OPEN PLAN LOUNGE/BEDROOM AREA** 15' 9" x 12' 2" (4.8m x 3.7m)

Work has been done within this room to create a separate bed recess so there is now an Entrance Lobby with mirror fronted sliding door wardrobes. Double radiator. TV point. Telephone point. Bed recess with wall light, eye level cupboards and curtains.

#### **INNER LOBBY**

Boiler cupboard housing wall mounted Evo gas fired combination boiler feeding domestic hot water and central heating system.

#### **KITCHEN** 8' 2" x 5' 11" (2.5m x 1.8m)

Re-fitted with range of units comprising inset single drainer, stainless steel top sink unit with mixer tap h&c., cupboard, integrated fridge and space with plumbing for washing machine below. Inset electric hot and built-in Hotpoint electric oven. Concealed cooker hood. 5 wall units. Part tiled walls. Radiator. Ceramic tiled floor.

#### **BATHROOM**

White suite comprising shower bath with curved shower screen, mixer tap h&c., separate shower unit. Pedestal wash hand basin with mixer tap h&c. Low level Wc. Heated towel rail. Extractor unit. Ceramic tiled floor.

#### **OUTSIDE**

To the rear of the property is a small area of lawn directly behind the flat itself.

#### **SERVICES**

Mains water, electricity, gas and drainage connected.

#### **REQUIREMENTS**

Suitable references and the outcome of a satisfactory credit check.

1½ months rent as security deposit and 1 months rent payable in advance.

Tenants will be required to pay all Utility bills such as Council Tax, electricity, gas, water and drainage. Sorry no pets or smokers.

## TENANT FEES

A holding fee of £200 is required to secure this property and covers the cost of administration, credit and reference checks. For a single application the cost is £114 (£95 + VAT) and £192 (£160 + VAT) for a joint application. The remaining balance of £86 for a single application or £8 for a joint application will be deducted from the tenant's first months' rent when moving into a property. Additional reference applications per property will be charged at £78 (£65 + VAT). Full details are available in our Prospective Tenant Guidelines.

## VIEWING

By appointment through Woolliams Property Services

Telephone: Office Hours 01271 328586

Out of Office Hours: 07977 269098

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.