Collyers
PROPERTIES





Room 1, 42 Sunflower Road, Barnstaple, EX32 7DU

£500 Per Calendar Month

Room 1 is a furnished ground floor double bedroom conveniently located close to Barnstaple town centre.

Description

Room 1 is a well-presented ground floor room to let within a shared house (HMO) in Barnstaple, offering comfortable accommodation with access to well-maintained communal facilities.

The property comprises a number of individual letting rooms, together with a shared kitchen, bathroom/ shower facilities and a courtyard garden.

Room 1 is offered furnished.

Heating and hot water are provided via a gas combi boiler.

The room is available for occupation from 7th September 2026.

Key Information (Costs)
Monthly Rent: £500.00 per calendar month, payable in advance.
Tenancy Deposit: £576.92 (equivalent to 5 weeks' rent)
Holding Deposit: £115.38 (equivalent to 1 week's rent)
This is paid to reserve the room 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): £1,076.92
This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.
Council Tax: Included
Utilities: Included - gas and water (electricity is sub-metered for the room)
Broadband: Included for general use (see below)
Parking: No parking included, permits may be available from the local council
Furnishing: Furnished with a bed, storage units, desk, and chair
Accessibility: Ground floor room

Tenancy Information
This room 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.

Household & Property Information
This is a shared house, and applicants should be comfortable living in a communal environment with other occupiers.
Regular cleaning of the communal areas is included within the rent.
Broadband is provided for general day-to-day use such as browsing, emails and online banking. Speeds and performance cannot be guaranteed for higher-demand activities such as streaming or gaming. Tenants requiring a higher specification connection may wish to make their own arrangements, subject to agreement.
Occupancy is limited to a single person.

Pets
Due to the shared nature of the property (HMO), pets are unlikely to be suitable. Any requests will be considered, however consent may be refused where it would impact other occupiers, including for reasons such as allergies or the shared use of facilities.

Tenant Requirements
All applicants will be subject to referencing and affordability checks. A minimum income of approximately £15,000 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered.

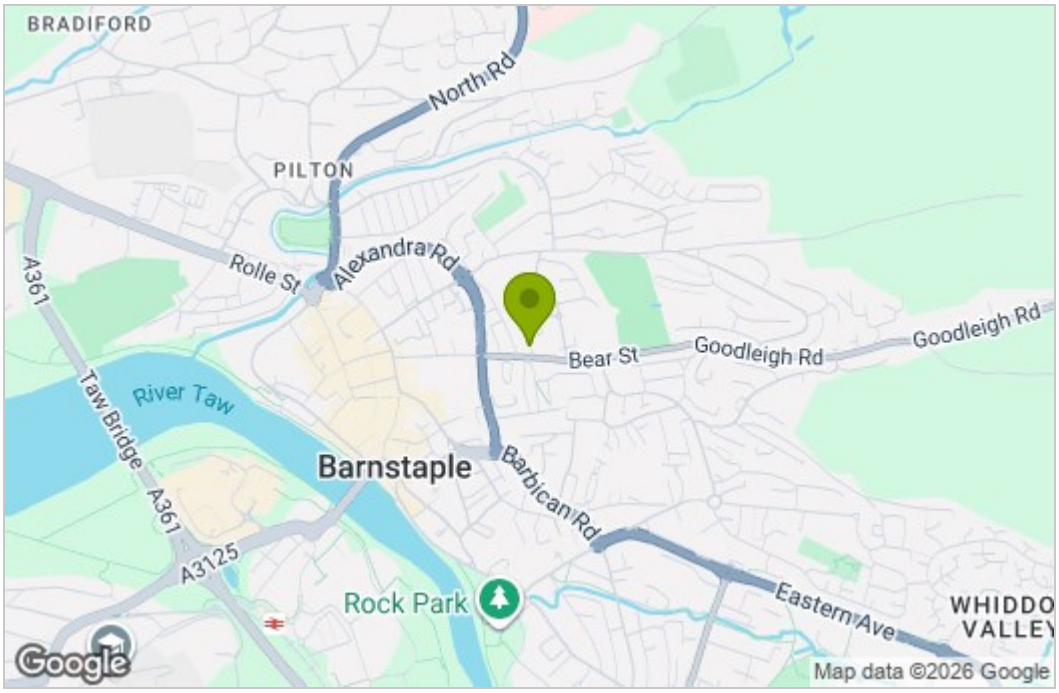
Fees and Deposits
In line with the Tenant Fees Act, no charges are payable for referencing, administration, or tenancy setup.
The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).
The holding deposit will be applied towards the first month's rent or tenancy 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.

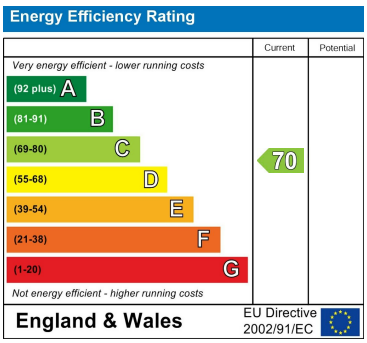
Floor Plan

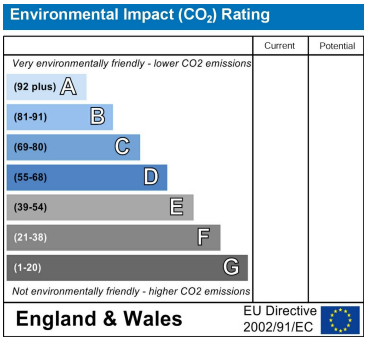


Area Map



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