



WOOLLIAMS

Property Services

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Top floor flat enjoying views to the rear

Town centre location

Open plan Lounge/Kitchen area

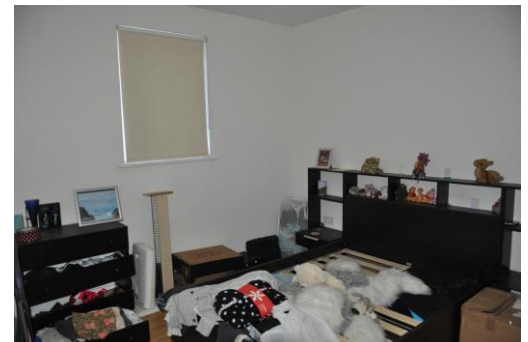
Bedroom & Shower room

Kitchen has built in oven, hob, fridge and washing machine

Available end of October 2019 subject to references

Sorry no pets allowed in the building

Working tenants only, no smokers



Flat 7, 20 Cross Street
Barnstaple EX31 1BD

£465 pcm

ACCOMMODATION

COMMUNAL ENTRANCE HALLWAY

Staircase to each floor. Numbered post box. Meter cupboards.

ENTRANCE HALL

Door off. Entry phone. Laminate floor.

OPEN PLAN LIVING ROOM/KITCHEN AREA 15' 4" x 13' 9" (4.7m x 4.2m)

2 windows affording country glimpses. Inset single drainer, stainless steel top sink unit with mixer tap h&c., cupboard and integrated washing machine below. Working surface with drawers and cupboards below. Integrated fridge. Inset ceramic hob and built-in electric oven. Concealed cooker hood above. Range of wall units. TV point. Wall mounted electric panel heater. Wood laminate floor.

BEDROOM 14' 5" narrowing to 10' x 11' 1" (4.4m narrowing to 3.1m x 3.4m)

Affording country glimpses. Electric panel heater. Wood laminate floor.

SHOWER ROOM

White suite comprising tiled shower cubicle with curved sliding doors. Mira Zest shower unit. Pedestal hand basin. Low level Wc. Half tiled walls. Wall mounted warm air electric heater. Ceramic tiled floor.

SERVICES

Mains water, electricity & drainage connected

REQUIREMENTS

Suitable references and the outcome of a satisfactory credit check. 5 weeks 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 and water Non smokers No pets allowed in the building. Working tenants only

TENANT FEES

The tenant fee ban is being introduced from the 1st June 2019 and affects any tenancy that starts from this date. Landlords and letting agents are now unable to charge any fees whatsoever in the set up of a tenancy. Therefore tenants are not required to pay fees for referencing, preparation of tenancy agreements or inventories etc nor any costs directly in relation to the tenancy itself. Landlords and agents are however within their rights to charge a refundable holding deposit should a tenant wish to pursue the rental of a property. In view of this we will take a holding deposit equivalent to no more than 1 weeks rent, and should the tenancy

proceed this will be deducted from the 1st months rent or security deposit. If the tenancy does not proceed this holding fee is refundable. The tenant fee ban also makes clear details of the level of the security deposit. under the ban the maximum security deposit that can be taken for a property can be no more than 5 weeks rent. In view of this the security deposit for this property will be 5 weeks rent and will be lodged within the DPS Custodial Deposit Scheme once the tenancy starts


VIEWING

By appointment through Woolliams Property Services Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098 OR www.woolliamspropertyservices.com

USEFUL INFORMATION

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Energy Performance Certificate



Flat 7 20 Cross Street
BARNSTAPLE
EX31 1BD

Dwelling type: Top-floor flat
Date of assessment: 19 November 2009
Date of certificate: 24 November 2009
Reference number: 9918-0916-6299-7101-1094
Type of assessment: RdSAP, existing dwelling
Total floor area: 38 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO ₂)			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Very energy inefficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	385 kWh/m ² per year	385 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	2.2 tonnes per year
Lighting	£36 per year	£36 per year
Heating	£410 per year	£410 per year
Hot water	£142 per year	£142 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.