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## 1 Bed Flat

Lower Ground Floor Flat, 5 Newport Terrace, Barnstaple, Devon,  
EX30 0PS

**£715**

# Description

A large one bedroom basement apartment To Let.

The property comprises of a spacious Lounge, with hallway accessing a modern shower room, good size bedroom and modern fitted kitchen. There is rear access to the property where designated parking is available. There is also a shared yard of which the tenants have use of and a shed for storage.

The rent is £715pcm and the deposit is £825 of which will be registered with mydeposits.

The property is available to let from 19th February 2025.

Pets will be considered with additional pet rent.

Standard references and credit checks will be required. Applicants will need to have a verifiable income of £21,450 to pass the affordability.

## Situation

The accommodation comprises of large sitting room with feature fireplace, generous double bedroom with window overlooking the rear, shower room and kitchen with units, working surfaces over and space for appliances.

Newport is a most sought after suburb of Barnstaple and offers excellent amenities with local shops including convenience store, butchers and greengrocers. Schools to include Newport Primary School- Ofsted rated outstanding (2015) and Park Secondary School. There is also a medical centre, dental surgery and a public house. Barnstaple, the regional centre of North Devon is only a few minutes' drive away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre. From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361/North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.



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