

Lynwood House, Barnstaple  
£675 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Ground Floor Apartment
- Modern Fully Fitted Kitchen
- Parking Space
- Popular Location
- No Pets, No Smokers, Employed Only
- OPEN HOUSE FRIDAY 24th MAY 12:30pm-1:30pm

- Open Plan Lounge
- 2 Bedrooms
- Available early July
- Gas Central Heating
- EPC - C

# Apartment 2 Lynwood House, Barnstaple, EX32 9FB

Ground floor apartment situated in a popular location close to Barnstaple town centre and Rock park. The link road is only a short drive away. There are 2 bedrooms, bathroom and open plan lounge with a modern fully fitted kitchen. Available July. No pets, no smokers, employed only. Rent £675pcm and Deposit £775. EPC rating C

OPEN HOUSE FRIDAY 24th MAY 12:30pm - 1:30pm

## KITCHEN/ LOUNGE

Built in Fridge/ Freezer, electric cooker with gas hob and washing machine.

## BATHROOM

Shower over bath, pedestal hand basin and wc

## BEDROOM 1

Double

## BEDROOM 2

Single

## PARKING

One allocated car parking space.

## Services

If your application is successful for referencing, we will take a holding deposit of one weeks rent. If the referencing is satisfactory, the amount of the holding deposit will be deducted from your first months rent.

Mains Gas, Electric and Water. Council Tax Band A

## Services

## Directions

Proceed out of Barnstaple on the A361 Eastern Avenue. At Mc Donalds roundabout turn right into Hollowtree Road. At traffic lights go straight across into South street, which becomes the Bishops Tawton Road. Lynwood House comes up on the left hand side, after Fortescue Road.

## Directions

At John Smale & Co we don't just sell houses! ...

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