

5 Cross Street, Barnstaple
£600 pcm

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Spacious Accommodation
- Town Centre Location
- Rent £600pcm
- No Pets or Smokers
- Long Let

- 2 Double Bedrooms
- Gas Central Heating
- Deposit £690
- Available November

Flat 5 Cross Street, Barnstaple, Devon, EX31 1BA

Large 2nd Floor 2 Bedroom Flat located in the town centre. Gas Central Heating. Accommodation comprises: Entrance Hall. Large Lounge, 2 Double Bedrooms, Kitchen and Utility Room and Bathroom. Neutral Décor. Rent £600pcm. Deposit £690. No Pets or Smokers. Employed or Retired Only. Long Let. Available November.

Top Floor Flat

Entrance Hall

Newly fitted carpet, door entry phone, mirror.

Lounge

4.83m x 3.95m (15' 10" x 13')

New fitted carpet, x2 radiators, x2 windows to front, TV point, phone point

Kitchen

4.20m x 3.48m (13' 9" x 11' 5")

Laminate effect Lino, modern fitted kitchen with electric oven and hob, recess for fridge and freezer, space for dining table and chairs

Utility Room

With plumbing for washing machine, boiler and window to rear

Bedroom 1

4.29m x 4.16m (14' 1" x 13' 8")

New fitted carpet, radiator, x2 windows to front

Bedroom 2

4.99m x 3.24m (16' 4" x 10' 8")

New fitted carpet, radiator, window to rear

Bathroom

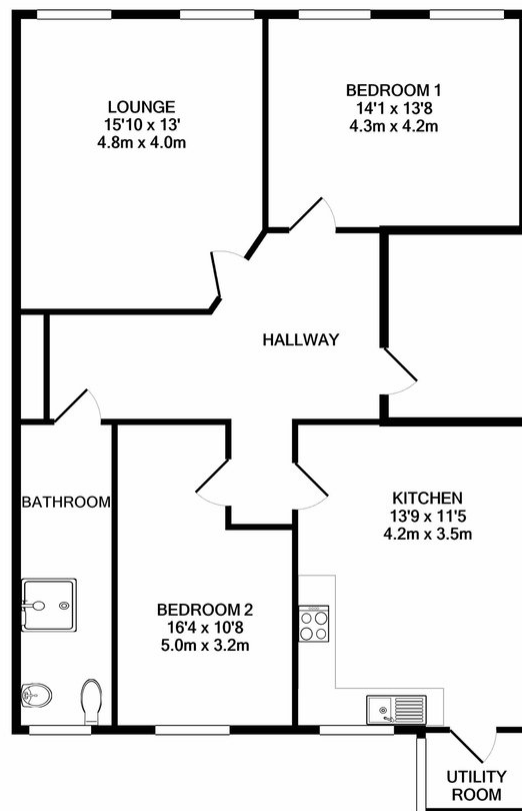
Walk in shower cubicle, WC and sink

Services

Gas, Electric and Water. Council Tax Band

Directions

From The Pannier Market in Barnstaple High Street, proceed towards Nationwide, turning immediately right into Cross Street. You will see John Smale Estate Agents and the flat will



TOTAL APPROX. FLOOR AREA 979 SQ.FT. (91.0 SQ.M.)
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

Email: lettings@johnsmale.com Website: www.johnsmale.com

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Offices also @ London (Mayfair Office)

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