



- Communal Hallway
- Own Garden
- Communal Bathroom
- Gas Fired radiator Control Heating

- Bed sitting Room
- Communal Kitchen
- Communal Shower Room
- Council Tax, Utilities and Internet included in rent

The Room has its Own Garden, central heating, Wi-Fi, located opposite Rock Park, within walking distance to all amenities.
ALL BILLS INCLUDED

Barnstaple town centre which offers an excellent range of amenities including both local and national high street shops, banks and leisure facilities, including cinema, theatre and leisure centre, and the North Devon District Hospital just on the periphery of the town. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway Network beyond. An excellent bus service operates between Barnstaple and surrounding towns with further connections beyond. A national mainline railway line links Barnstaple with Exeter St. David's, with further connecting services to London and beyond, and to Exeter Central for the excellent shopping facilities. Exeter International Airport is situated at Clyst Honiton, East Devon, just 5 miles from Exeter City and 5 minutes from the M5 motorway (Junction 29) offering both scheduled and holiday charter flights within the UK, Europe and beyond.

Ground Floor

Bedroom

A ground floor bed sitting room with shared use of communal areas to include bathrooms and kitchen.

Communal Kitchen

Communal Bathroom

Services

Mains Gas, Water, Internet & Electric included in rent

Directions

DIRECTIONS - walking from the square in Barnstaple proceed towards rock Park with the river on your right. Pass the Park Hotel on your left and the building can be found on the end of the road on the left bend. Access is in Victoria Road.

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