



**104 Westaway Heights, Barnstaple, Devon, EX31 1NR**

**£750 PCM**

- Long Let
- Well Presented
- First Floor Apartment
- Close To NDDH
- Council Tax: Band B
- Available Early February
- Neutrally Re-decorated Throughout
- Large Open Plan Kitchen/Lounge/Diner
- Off Road Parking Space

Morris and Bott are delighted to offer this easy to run 2 bedroom first floor apartment located on the outskirts of Barnstaple - away from the hustle and bustle of the Town, but conveniently located just a stone's throw from North Devon District Hospital. Offering open-plan living accommodation, two double bedrooms, a recently installed bathroom and a dedicated off-road parking space, the property is considered ideal for a single person or working couple. The property is immaculately presented throughout and is offered to the rental market UNFURNISHED.

Regret No Smokers, Sorry, No Pets.

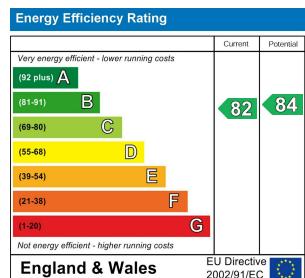
EPC Rating: B.

Rent £750.00

Deposit £865.00

Holding Deposit: £173.00 - required to secure the property.

Council Tax Band: B.



## Directions

Continue along the A361 towards Barnstaple, at the Whiddon Valley roundabout, take the exit onto Eastern Avenue and continue along until you reach Victoria Road. Take the roundabout exit sign posted Belle Meadow Road. Continue along and over the next roundabout into Alexandra Road, continue to Pilton Causeway. Follow the signs to North Devon District Hospital. As you approach the roundabout to which the hospital is on your right hand side, take the first left on the roundabout, continue down the road taking the next left and turning into Westaway Heights where the property can be found just a short distance away on the right hand side (just past the old Police station).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020