



**Flat 2, 15 Larkstone Terrace, Ilfracombe, EX34 9NU**  
**£750 Per Calendar Month**

A well presented first floor two bedroom apartment with sea views available to let in Ilfracombe.

### Description

A newly decorated two bedroom second floor flat located on Larkstone Terrace, Ilfracombe.

The property consists of an open plan style kitchen/lounge with 2 bedrooms, a bathroom with shower above bath and a separate W.C.

### Additional Information:

The property is available un-furnished with the existing carpets/flooring and curtains to remain.

Electric heaters.

The water is charged at a rate of £35pcm per person, payable to the landlord.

### Restrictions:

Pet Considered - subject to additional rent (£15pcm for a cat, £25pcm for a dog), plus professional clean and flea treatment of carpets upon exit.

### Availability:

Available for occupation immediately.

### Rent and Tenancy Details:

Rent: £750.00 per calendar month, plus an additional £35.00 per calendar month for reasonable water usage, subject to change dependent on number of occupants, payable monthly in advance.

Deposit: £865.38, registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit My Deposits.

The property will initially be let on a six-month Assured Shorthold Tenancy but is expected to be available as a long-term let. This is subject to the landlord's circumstances.

### Tenant Requirements:

Applicants must demonstrate an annual household income of £22,500 or provide a guarantor with an income of £27,000.

### Holding Deposit:

A holding deposit of £173.07 is required to secure the property once a tenancy offer is accepted. This amount will be deducted from the main deposit upon the commencement of the tenancy.

### Legal Information:

In line with Government legislation effective 1st June 2019, no fees can be charged to tenants for creating or ending a tenancy.

### Additional Notes:

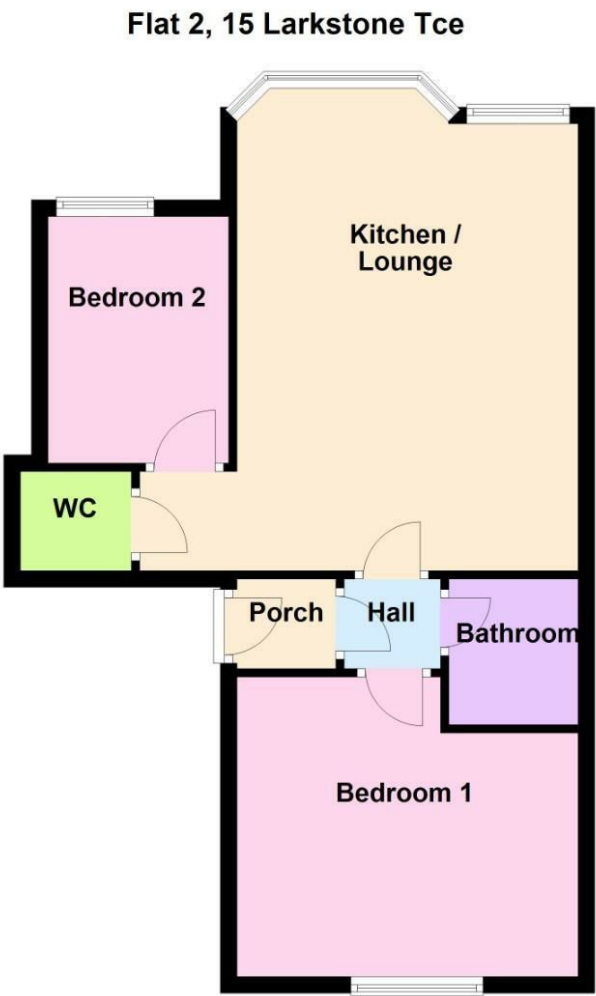
The Council Tax is band A.

A full Energy Performance Certificate (EPC) is available upon request.

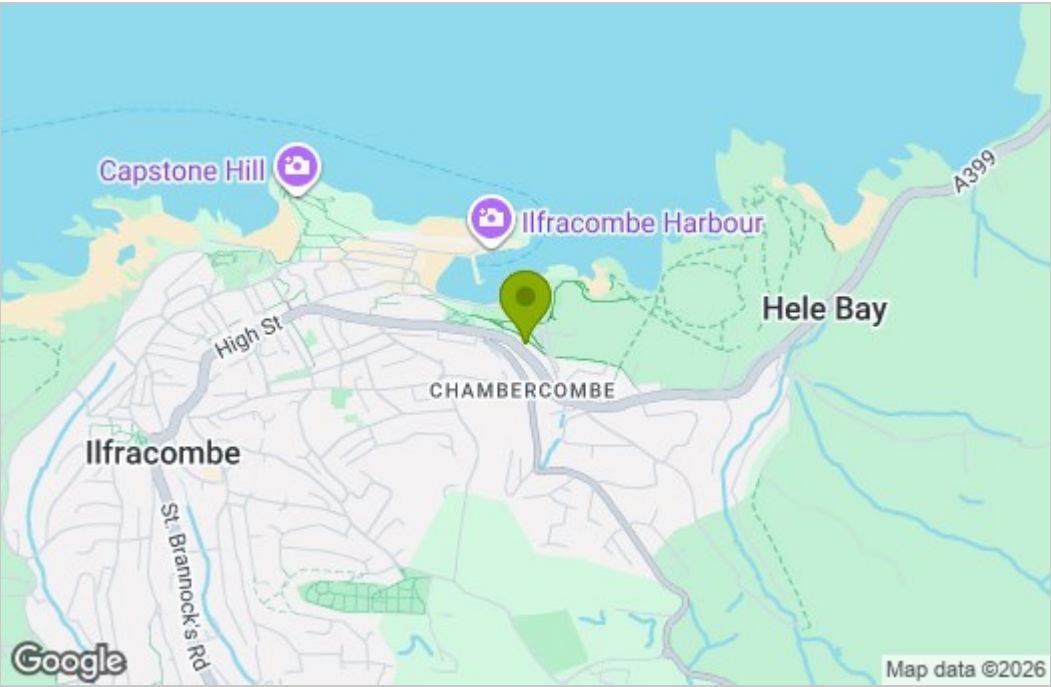
All measurements are approximate and provided as a guide only.

The marketing photos may be historic.

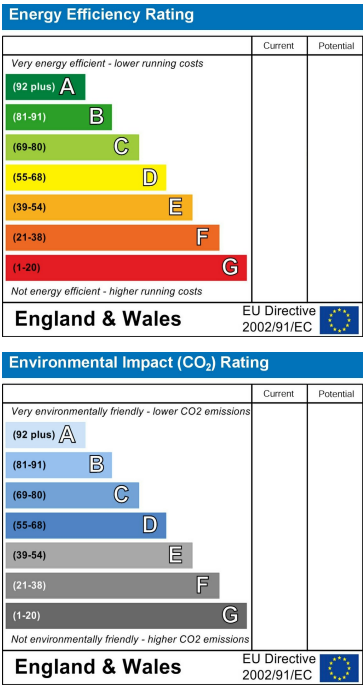
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.