



£675 Per Month

Flat 4, 13 Montpelier Terrace, Ilfracombe, Devon, EX34 9HR

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Bright and airy 2 bedroom top floor flat with off road parking, an attractive sunny communal garden and stunning sea views.

Description

Accommodation comprising of large entrance hall; Lounge with sea views; Modern kitchen; fitted bathroom suite; 2 double bedrooms. Off road parking located to the rear of the property

Sorry, no sharers or smokers.

Small pet considered

Available immediately for long term let.

EPC available.

Managed by landlord.

The rent for the property is £675.00 per calendar month, exclusive of all outgoing and payable monthly in advance. The property will be let on a six month assured shorthold tenancy.

Tenants must be able to show annual income of £20,250 or provide a guarantor that can show an income of £24,300.

In addition to the first months rent a deposit of £778.84 will be required. This will be registered with 'My Deposits' in accordance with the terms and conditions of the My Deposits scheme. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at www.mydeposits.co.uk

The property is let as seen. Available from 29/7/21.

Government Legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees on this tenancy. However a holding deposit of £155.76 is taken to hold the property. This will be used towards your deposit once the tenancy commences.

Please note that all measurements are only approximate and are purely given as a guide.

If you require any further information, please do not hesitate to contact

Collyers.

Applicants are advised to proceed from our offices in an easterly direction along the High Street. Follow the road on into Portland Street and continue up the hill turning right into Castle Hill immediately before Castle Hill Garage, then turn first right into Montpelier Terrace.

Viewing and Application Procedure

For the safety and well-being of the staff and customers of Collyers Properties, and in keeping with the governments social distancing guidelines, we have implemented a new system for viewing and applying for rental properties. Initially you will be asked to view our virtual tour of the property as well as marketing material including photos, comprehensive write up, floor plan and room measurements. If you wish to apply for the property you will need to contact Collyers and we will send you a link to apply for the property online. The application can be filled out from a PC, smartphone or tablet. If the landlord agrees to proceed with the application the potential tenants will be offered the property subject to references, viewing and contract. The potential tenants will be invited to view the property in person by Collyers. The agent will meet the potential tenant at the property and provide PPE if required*** Once you are satisfied you wish to proceed with the property, you will be expected to pay a holding deposit and supply information for referencing within 48 hours. Our referencing, contracts and Inventory and Schedule of condition (where applicable) are all delivered and signed online to minimise human contact and keep our staff and our valued customers safe. *** Please note any potential tenant who refuses to follow social distancing or wear either provided PPE or their own PPE will be refused a viewing

Lounge

15'5" x 11'10" (4.72 x 3.61)

Kitchen

11'7" x 11'10" (3.55 x 3.61)

Bedroom 1

16'4" x 7'7" (5 x 2.33)

Bedroom 2

7'5" x 16'3" (2.28 x 4.97)

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Suite 3b Artavia House, Barnstaple, Devon, EX32 8HG
Tel: 01271377237 Email: enquiries@collyers.biz
78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP
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