



**35 Furze Park Road, Bratton Fleming, EX31 4TA**

**£975 Per Calendar Month**

A three bedroom semi detached house with stunning countryside views, private garden and garage in the idyllic village of Bratton Fleming.

## Description

A 3 bedroom house with countryside views located in the village of Bratton Fleming, just a short drive from Barnstaple.

The property comprises of a lounge, kitchen diner, family bathroom, 3 bedrooms, enclosed garden and a garage with offroad parking space.

The property is available unfurnished with the existing carpets/flooring, curtains, and cooker to remain.

A gas bottle LPG combi boiler provides the heating and hot water to the property.

The water is metered with mains sewerage.

Available for occupation immediately.

## Key Information (Costs)

Monthly Rent: £975.00, payable in advance

Tenancy Deposit: £1125.00 (equivalent to 5 weeks' rent)

Holding Deposit: £225.00 (equivalent to 1 week's rent)

This is paid to reserve the property and will be deducted from the first month's rent or tenancy deposit upon move-in. It is not an additional fee.

Total Move-In Cost (Example): £2100.00

This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.

Council Tax Band: B

Utilities: Not included – the tenant will be responsible for all bills and outgoings

Parking: Garage and off road parking space

Furnishing: Unfurnished

## Tenancy Information

This property will be let on a periodic assured tenancy with no fixed term. The tenancy will continue on a rolling basis until ended by the tenant giving notice, or by the landlord in accordance with statutory grounds for possession.

## Pets

Pets will be considered, and consent will not be unreasonably withheld, subject to the suitability of the property.

## Tenant Requirements

All applicants will be subject to referencing and affordability checks. A household income of approximately £29,250 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £35,100 per annum).

## Fees and Deposits

In line with the Tenant Fees Act, no charges are payable for referencing, administration, or tenancy setup.

The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).

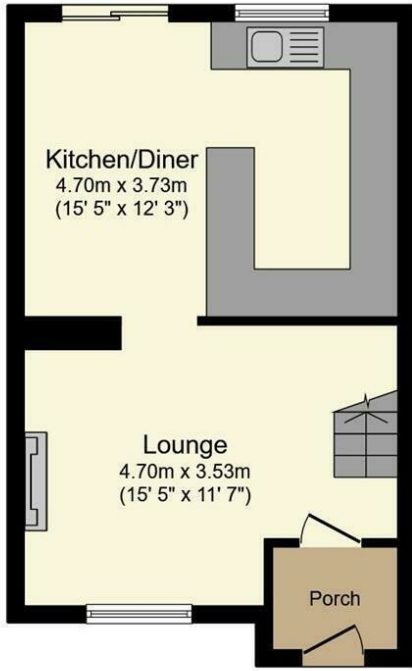
The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

## Additional Information

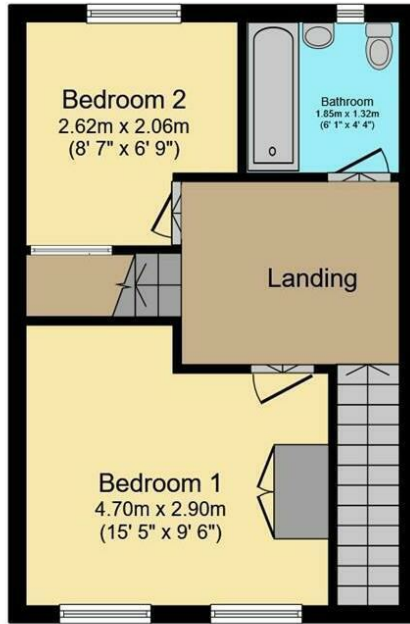
Energy Performance Certificate (EPC) available on request.

All measurements are approximate and provided for guidance only.

# Floor Plan



**Ground Floor**



**First Floor**



**Second Floor**

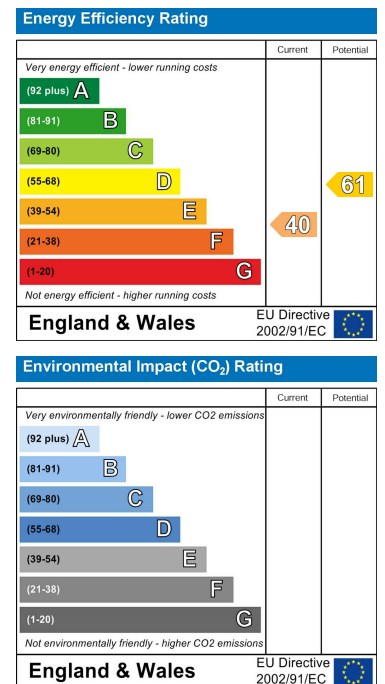
Total floor area 87.6 sq.m. (943 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# 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.

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