



Flat 9, Cavendish House 9 Larkstone Terrace, Ilfracombe, EX34 9NU

£650 PCM

A well-presented 2 bedroom, second-floor apartment with sea views, located in Ilfracombe.

Description

The property consists of a kitchen, bathroom, living room and 2 bedrooms.

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

It is envisaged that it will be available as a long let.

A Gas combi boiler provides heat and hot water.

The water is payable to SWW.

The property is a band A for Council Tax.

Strictly no pets.

The rent for the property is £650 per calendar month, payable monthly in advance.

The property will be let on a six month assured short hold tenancy.

Tenants must be able to show an annual income of £19,500 or provide a guarantor that can show an income of £23,400.

In addition to the first months rent a deposit of £750 will be required. This will be registered with 'My Deposits' in accordance with the terms and conditions of My Deposits. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at www.mydeposits.com

EPC rating D.

A full Energy Performance Certificate is available upon request.

The property is let as seen.

Available from 24th April 2026

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 £150 is taken to hold the property. This will be used towards your deposit once the tenancy commences.

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

VIEWING AND APPLICATION PROCEDURES

For the safety and well-being of the staff and customers of Collyers Properties, and in keeping with the government's 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.

If shortlisted potential tenants will be invited to view the property in person by Collyers. The agent will meet the potential tenant at the property.

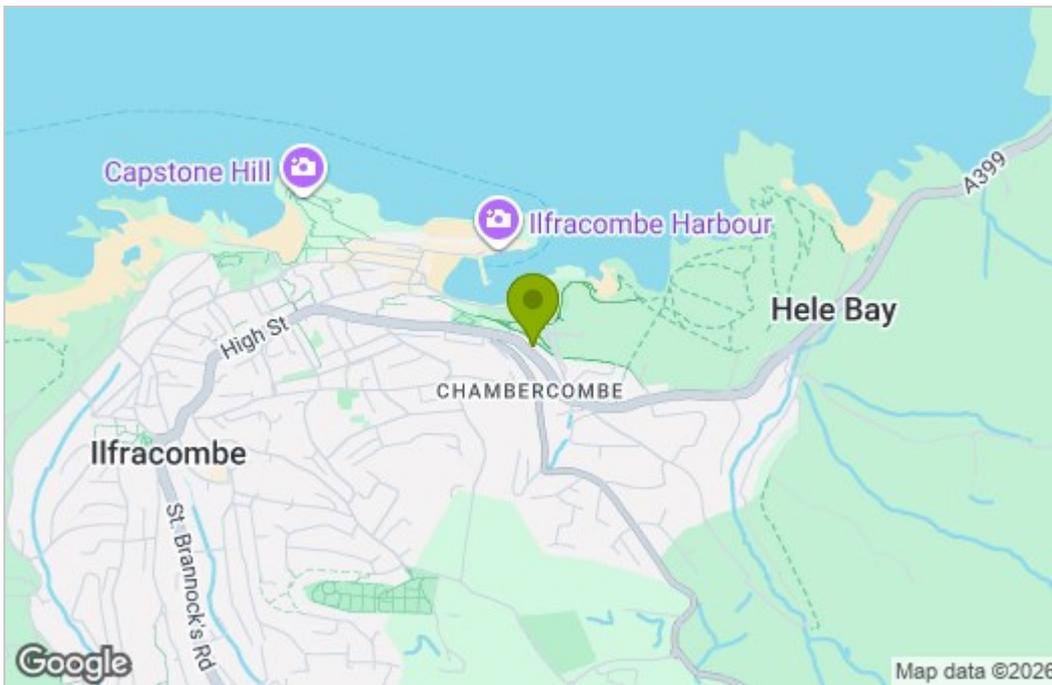
If the landlord agrees to proceed with the application the potential tenants will be offered the property subject to references and contract.

You will be expected to pay a holding deposit of a weeks rent and supply information for referencing within 48 hours. Our referencing, contracts and Inventory, and Schedule of conditions (where applicable) are all delivered and signed online to minimize human contact and keep our staff and our valued customers safe.

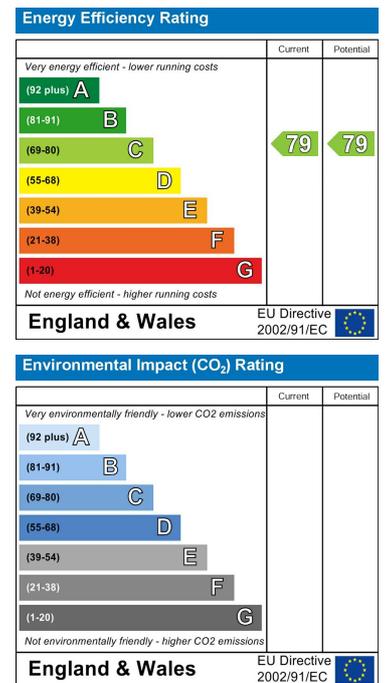
Floor Plan



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.