



**Pod 4, 28 Oxford Grove, Ilfracombe, EX34 9HQ**  
**£435 Per Calendar Month**

A well presented self contained first floor studio flat available to let in Ilfracombe.

### Description

A first floor studio flat located within walking distance from Ilfracombe High Street.

The property consists of an open plan bedroom/living area, a kitchen including a fridge and cooker, and an en-suite shower room.

### Additional Information:

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

Shared laundry facilities and Wi-Fi available.

### Restrictions:

No pets.

### Availability:

Available for occupation immediately.

### Rent and Tenancy Details:

Rent: £435.00 per calendar month, payable monthly in advance, this includes fair water usage.

Deposit: £501.92, 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 £13,050 or provide a guarantor with an income of £15,660.

### Holding Deposit:

A holding deposit of £100.38 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.

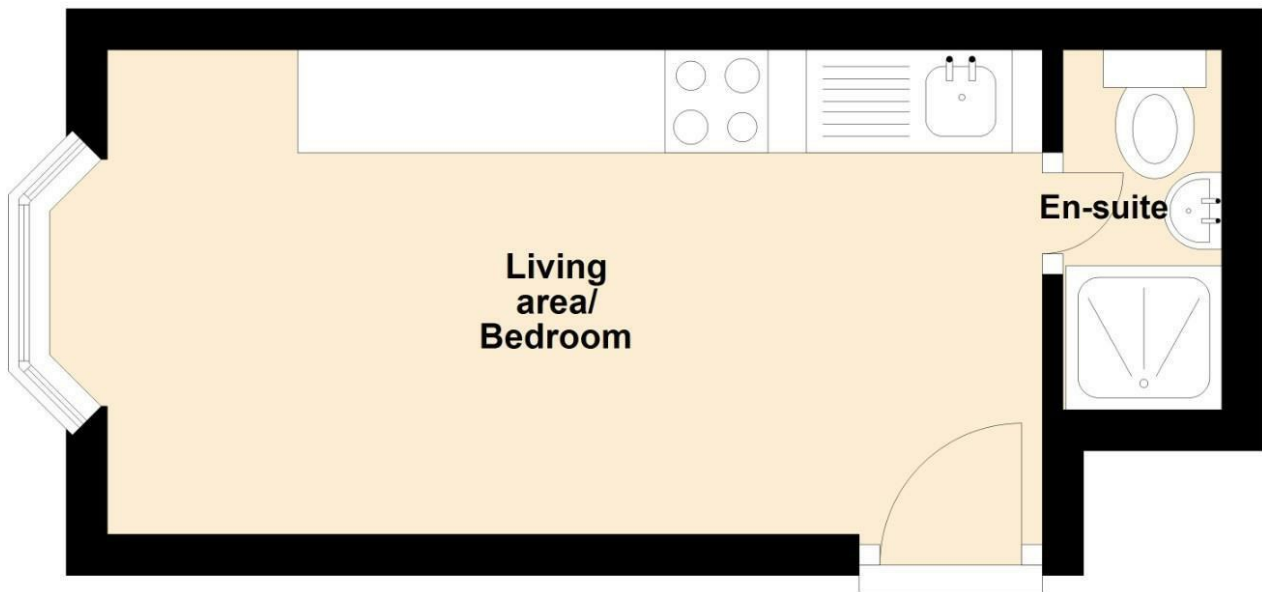
### Additional Notes:

The Council Tax is band A.

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

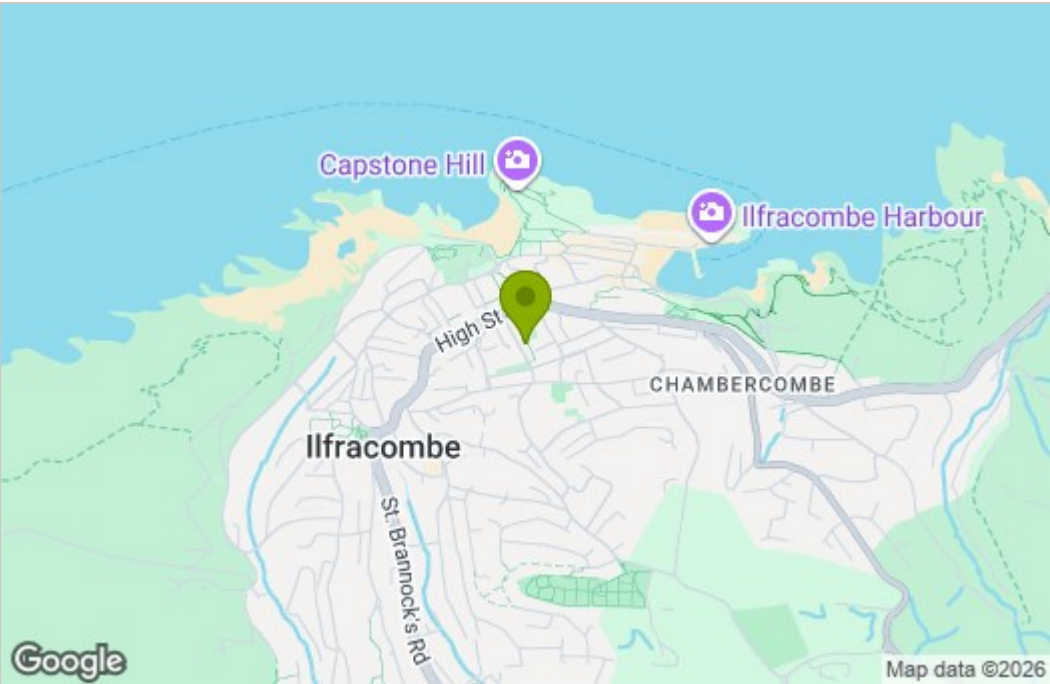
All measurements are approximate and provided as a guide only.

# Pod 4

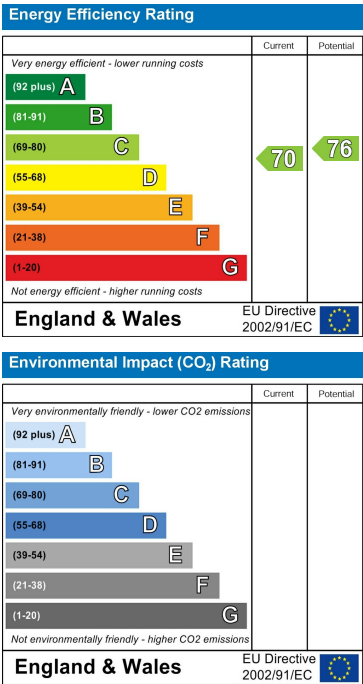


## Pod 4, 28 Oxford Grove, Ilfracombe

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 firms employment has the authority to make or give any representation or warranty in respect of the property.