



**Flat 1a, 4 Market Street, Ilfracombe, EX34 9AY**  
**£725 Per Calendar Month**

A well-presented 2 bedroom lower ground floor flat located a few minutes walk from Ilfracombe high street.

### Description

A well presented lower ground floor two bedroom flat in Market Street, Ilfracombe.

The property comprises of two good sized bedrooms, an open-plan kitchen/living area, a bathroom with shower cubicle and separate corner bath, and a private patio garden.

### Additional Information:

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

Double glazing and gas central heating.

### Restrictions:

Pet considered subject to additional rent (£15pcm for a cat, £20pcm for a dog) plus professional clean of carpets and flea treatment upon exit.

### Availability:

Available for occupation immediately.

### Rent and Tenancy Details:

Rent: £725.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £836.53, 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 £21,750 or provide a guarantor with an income of £26,100.

### Holding Deposit:

A holding deposit of £167.30 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.

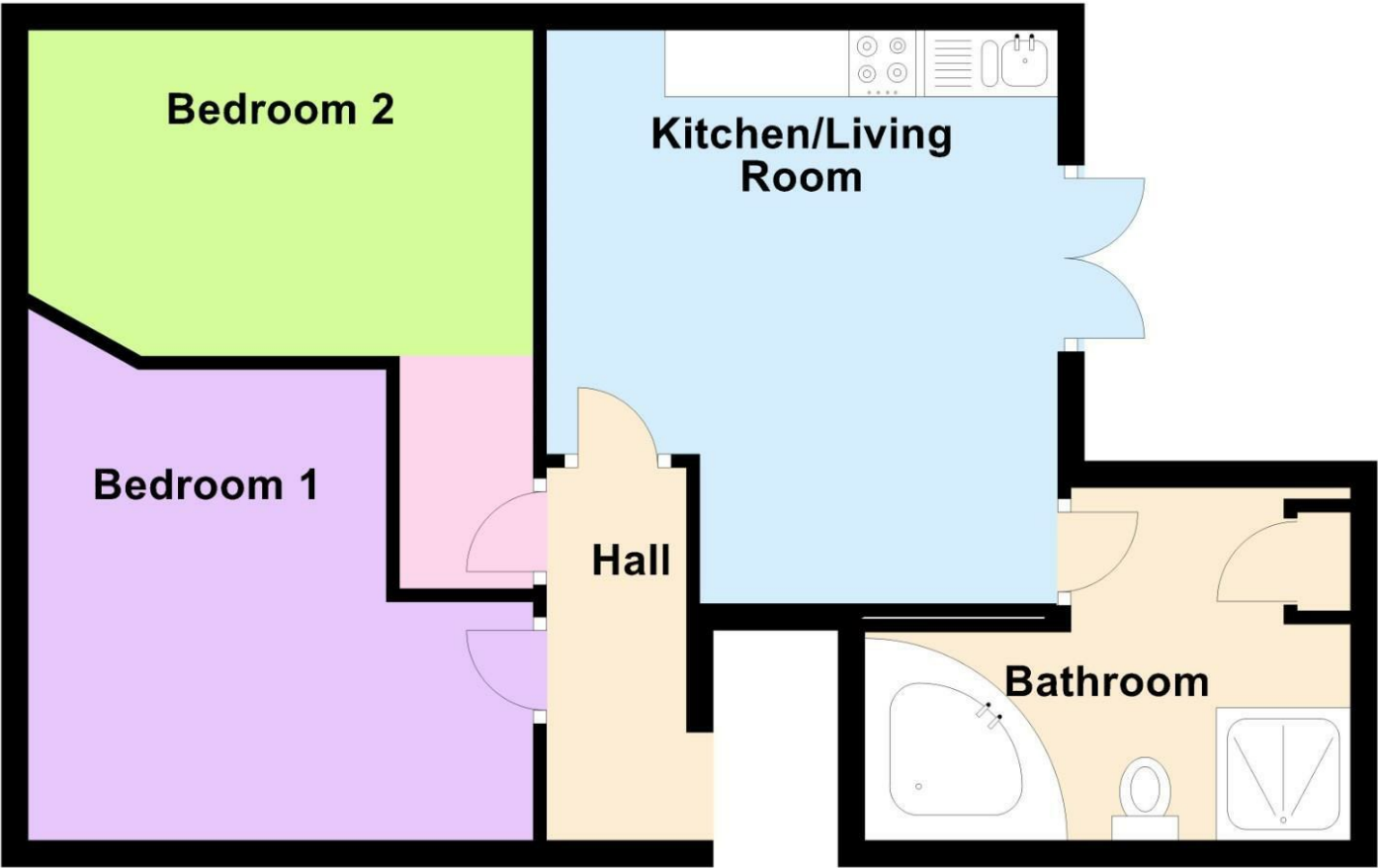
### Additional Notes:

The Council Tax is band A.

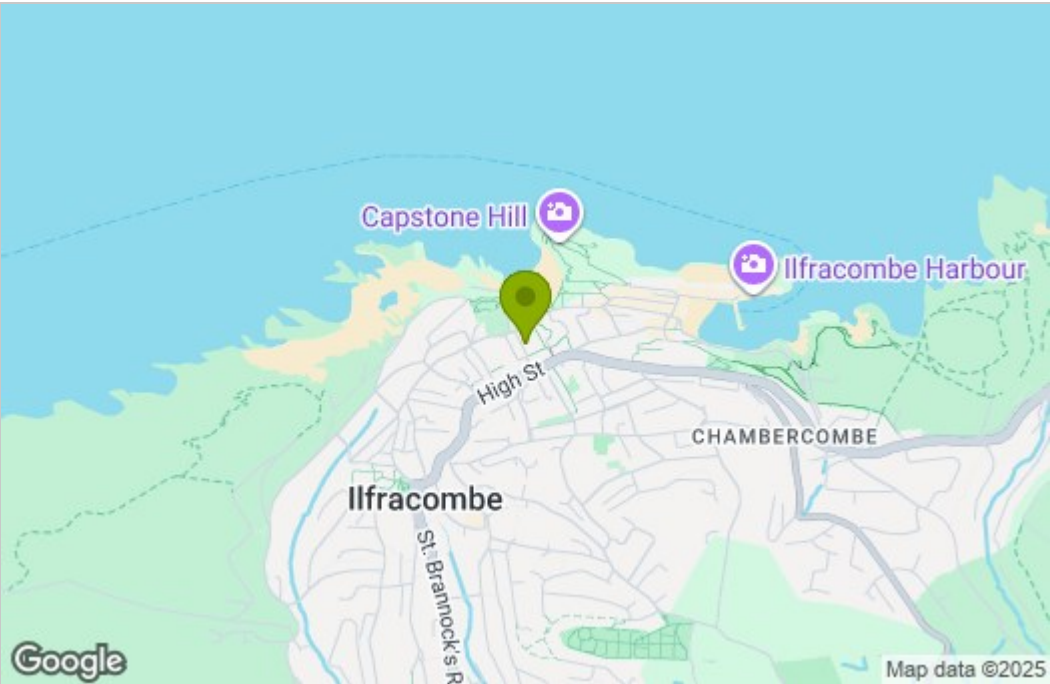
A full Energy Performance Certificate (EPC) is available upon request.

All measurements are approximate and provided as a guide only.

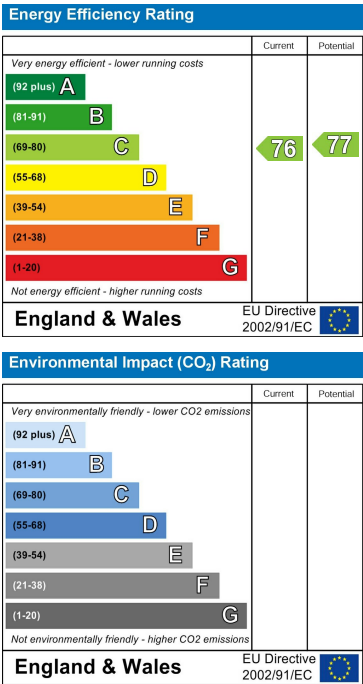
Ground Floor



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.