



Flat 2, 15 Larkstone Terrace, Ilfracombe, EX34 9NU

£600 PCM

A well presented first floor, 2 bedroom apartment with sea views available to let in Ilfracombe.

Description

The property includes an open plan style kitchen/lounge with 2 bedrooms, a bathroom with shower above bath and a separate W.C.

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

Electric is on a prepayment key meter.

Pets may be considered for an additional £20pcm per dog or cat.

Available for occupation from 4th July 2023.

The rent for the property is £600.00 per calendar month, plus an additional £35pcm for water usage (water rates dependent on how many occupants are in the flat), payable monthly in advance.

The property will be let on an initial six-month assured short-hold tenancy but it is envisaged that it will be available as a long let. This could be subject to change based on the landlords circumstances.

Tenants must be able to show an annual income of £18,000 or provide a guarantor that can show an income of £21,600.

In addition to the first months rent, a deposit of £692.31 will be required. This will be registered with MyDeposits in accordance with their Terms and Conditions. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at www.mydeposits.co.uk

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 £138.46 is taken to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

The property is band A for Council Tax.

A full Energy Performance Certificate is available upon request.

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

Application Procedure

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. Potential tenants will be invited to view the property in person by Collyers, the agent will meet the applicants at the property.

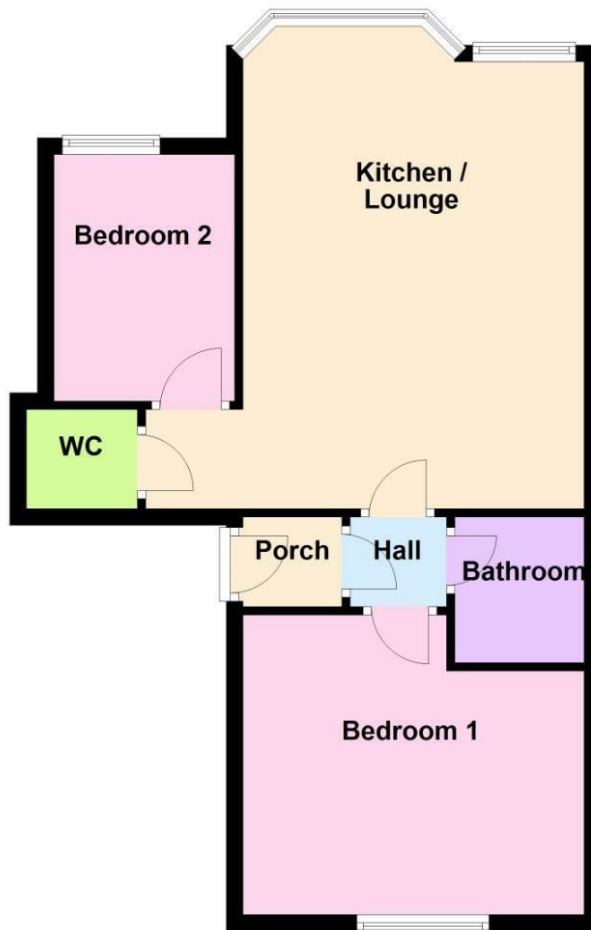
If the landlord agrees to proceed with the application the potential tenants will be offered the property subject to references and contract.

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 conditions (where applicable) are all delivered and signed online.

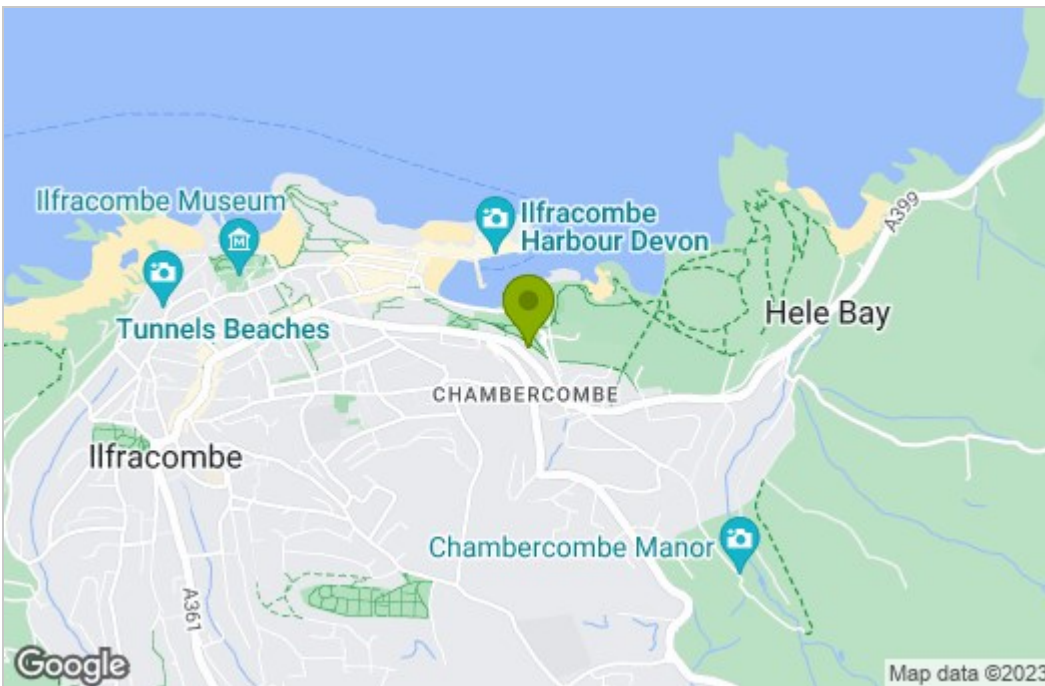
Please note: We receive a high volume of applications for each property and whilst we always endeavor to inform all applicants whether they have been successful or not, occasionally we are not able to. Therefore, if you have not heard from us within 10 working days please assume you have not been successful.

Floor Plan

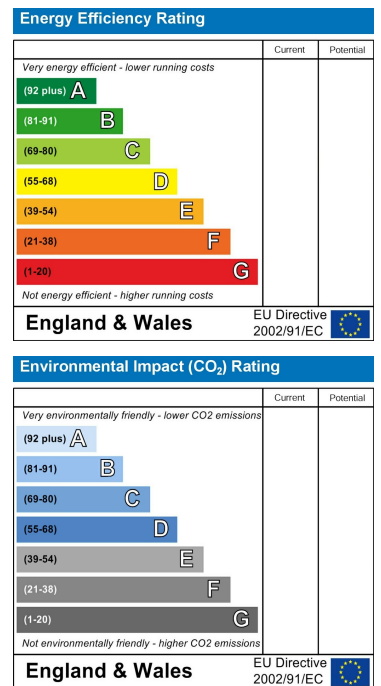
Flat 2, 15 Larkstone Tce



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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