



**43 North Street, Bideford, EX39 1DH**

**£850 Per Month**

A charming two bedroom end-of-terrace cottage nestled in the idyllic village of Northam with on street parking available.

## Description

A two bedroom end-of-terrace cottage located in the village of Northam.

This character-filled property features a modern kitchen/diner, a lounge with views of Northam Burrows and Westward Ho!, two double bedrooms, and a well-appointed family bathroom. The property also benefits from a courtyard-style front garden.

### Additional Information:

The property is available unfurnished with the existing carpets/flooring to remain.  
All main services are connected. Water unmetered.  
Gas Central heating and hot water.  
On street parking available.

### Restrictions:

Strictly no pets.

### Availability:

Available for occupation from 6th April 2026

### Rent and Tenancy Details:

Rent: £850.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £980.76, 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 £25,500 or provide a guarantor with an income of £30,600.

### Holding Deposit:

A holding deposit of £196.15 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:

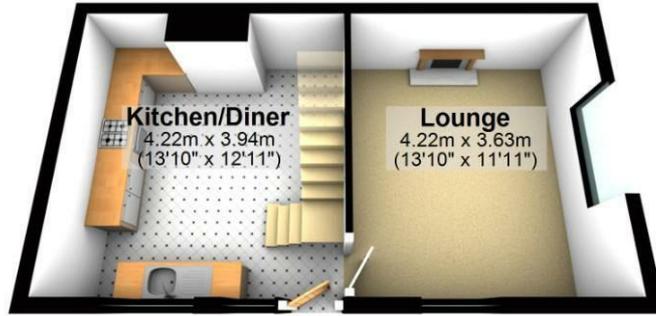
The Council Tax is band B.

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

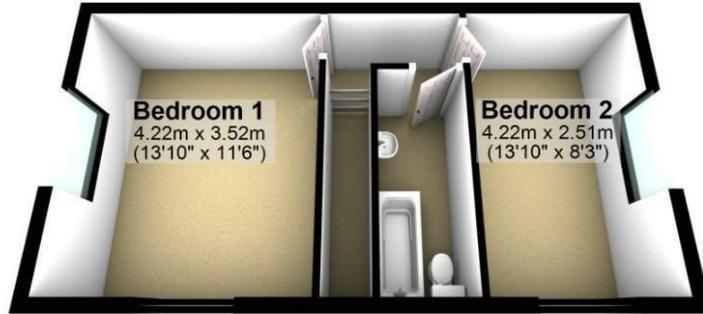
All measurements are approximate and provided as a guide only.

# Floor Plan

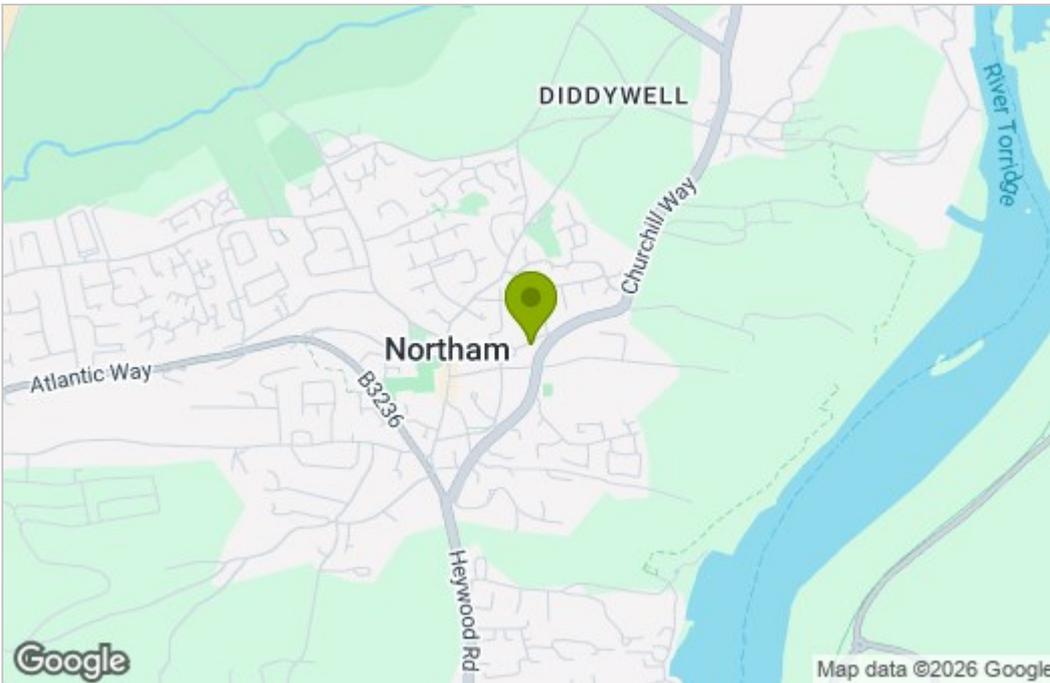
## Ground Floor



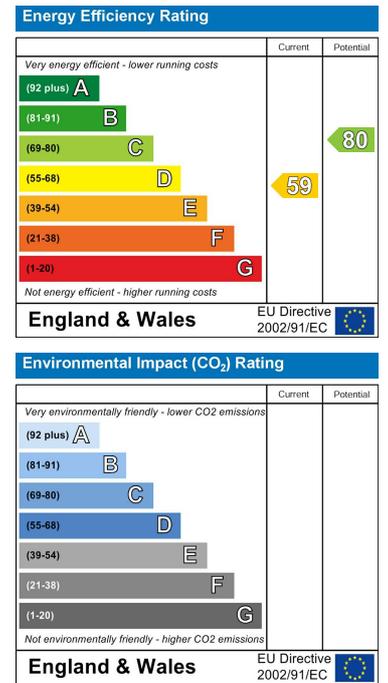
## First Floor



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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