



## 4 Colley Park Road, Braunton, EX33 2AR

**£1,750 Per Month**

A spacious and versatile 4 bedroom semi-detached family home, ideally situated within a highly sought-after residential area of Braunton.

A spacious and versatile 4 bedroom semi-detached family home, ideally situated within a highly sought-after residential area of Braunton. Offering flexible living accommodation across two floors, this property is well-suited to families or those needing additional space for home working or multi-generational living.

The ground floor features a generous kitchen fitted with a range cooker and ample storage, leading through to a bright rear extension that works perfectly as a dining room or additional living area. There is also a comfortable lounge to kick back and relax.

On the first floor, the well-proportioned master bedroom benefits from its own en-suite shower room. Three further double bedrooms provide excellent family accommodation, all served by a modern family bathroom.

Externally, the property enjoys a private and low maintenance rear garden with further storage space within the garage. The landlord is retaining half of the garage for storage.

#### Measurements (Meters)

Lounge - 3.92 x 5.31

Kitchen - 4.8 x 3

Dining Area - 3.55 x 3.93

Bedroom 1 - 4.28 x 3.65

Ensuite - 1.70 x 1.47

Bedroom 2 - 3.47 x 4.66

Bedroom 3 - 4.35 x 3.99

Bedroom 4 - 2.57 x 4.64

Available Garage Space - TBC

#### Additional Information:

Offered unfurnished, with existing flooring and window coverings to remain

Gas central heating

Private rear garden

Driveway parking for two vehicles

1/2 of the garage available

#### Restrictions:

No pets.

#### Availability:

Available for occupation from 20th February 2026

#### Rent and Tenancy Details:

Rent: £1750 per calendar month, exclusive of all bills and outgoings, payable monthly in advance

Deposit: £2,019.23 (equivalent to 5 weeks' rent), protected with My Deposits in accordance with their terms and conditions

The property will initially be let on a 6-month Assured Shorthold Tenancy, with the expectation it may continue longer-term subject to the landlord's circumstances

#### Tenant Requirements:

Applicants must demonstrate a household income of £52,500 per annum, or provide a guarantor with a minimum income of £63,000.

#### Holding Deposit:

A holding deposit equivalent to one week's rent (£403.84) is required to secure the property once a tenancy offer is accepted. This amount will be deducted from the main deposit at the start of the tenancy.

#### Legal Information:

In line with Government legislation introduced on 1st June 2019, no fees can be charged to tenants for setting up, renewing or ending a tenancy.

#### Additional Notes

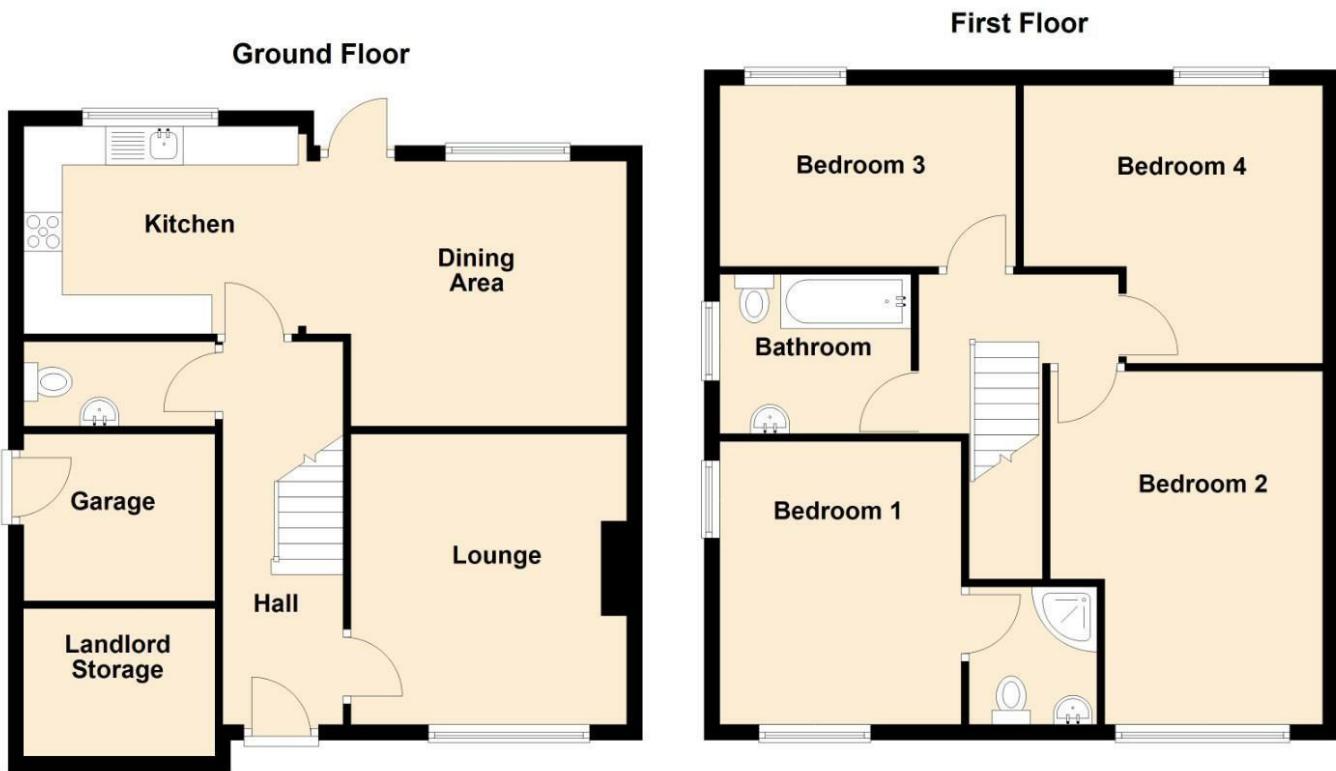
Council Tax Band: C

EPC: C - 75

All measurements are approximate and for guidance only

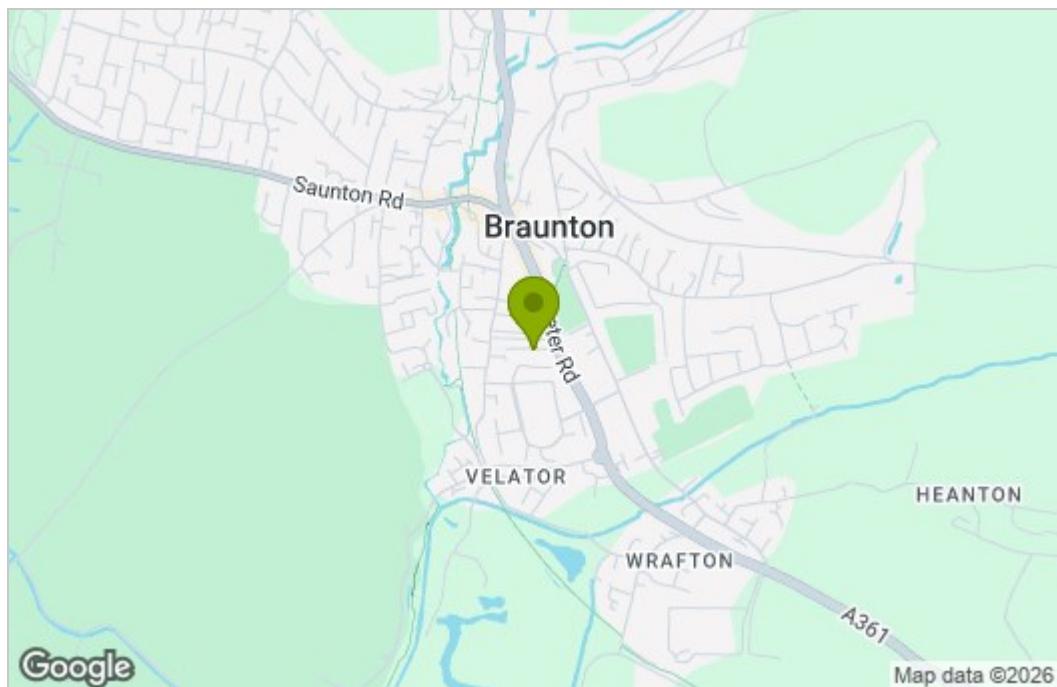
Some marketing photographs may be historic

## Floor Plan

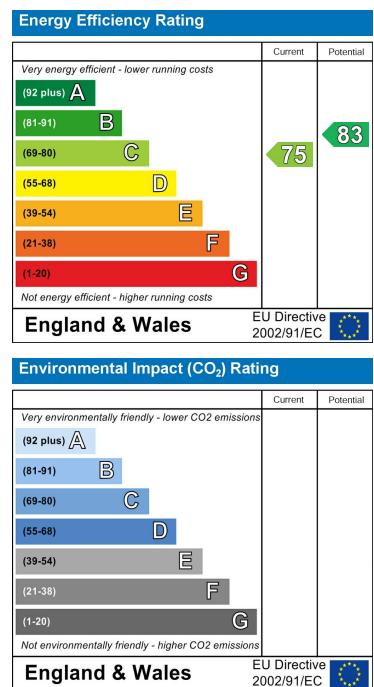


## 4 Colley Park, Braunton

### 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.