



WestBeach Apartments Nelson Road, Bideford, EX39 1LQ
£750 Per Month

Two-bedroom second-floor apartment in Westward Ho!, featuring a balcony with some sea views and parking. Ideally located just a short distance from the beach and Westward Ho!'s range of shops, amenities and facilities.

Description

A two-bedroom second-floor flat offering practical accommodation, comprising an entrance hallway, two double bedrooms, bathroom with bath and overhead shower, lounge, kitchen/diner and balcony with some sea views.

The property is offered unfurnished and benefits from electric underfloor heating. Lift access is available to the second floor.

The property will be available for occupation from 1st October 2026.

Key Information (Costs)

Monthly Rent: £750.00, payable in advance

Tenancy Deposit: £865.38 (equivalent to 5 weeks' rent)

Holding Deposit: £173.08 (equivalent to 1 week's rent)

The holding deposit is paid to reserve the property and will be deducted from the first month's rent or tenancy deposit upon move-in. It is not an additional fee.

Total Move-In Cost: £1,615.38

This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.

Utilities: The tenant will be responsible for water, electricity, council tax and all other applicable household bills and outgoings.

Parking: Parking is available at West Beach, with ample parking available.

Furnishing: Unfurnished

Accessibility: Second-floor property with lift access to the floor.

Tenancy Information

This property will be let on a periodic assured tenancy with no fixed term. The tenancy will continue on a rolling basis until ended by the tenant giving notice, or by the landlord in accordance with statutory grounds for possession.

Pets

Pets will be considered, and consent will not be unreasonably withheld, subject to the suitability of the property.

Tenant Requirements

All applicants will be subject to referencing and affordability checks. A household income of approximately £22,500 per annum would typically be required.

Where this is not met, a suitable UK-based guarantor may be considered, with an income guideline of approximately £27,000 per annum.

Fees and Deposits

In line with the Tenant Fees Act, no charges are

payable for referencing, administration or tenancy setup.

The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).

The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

Additional Information

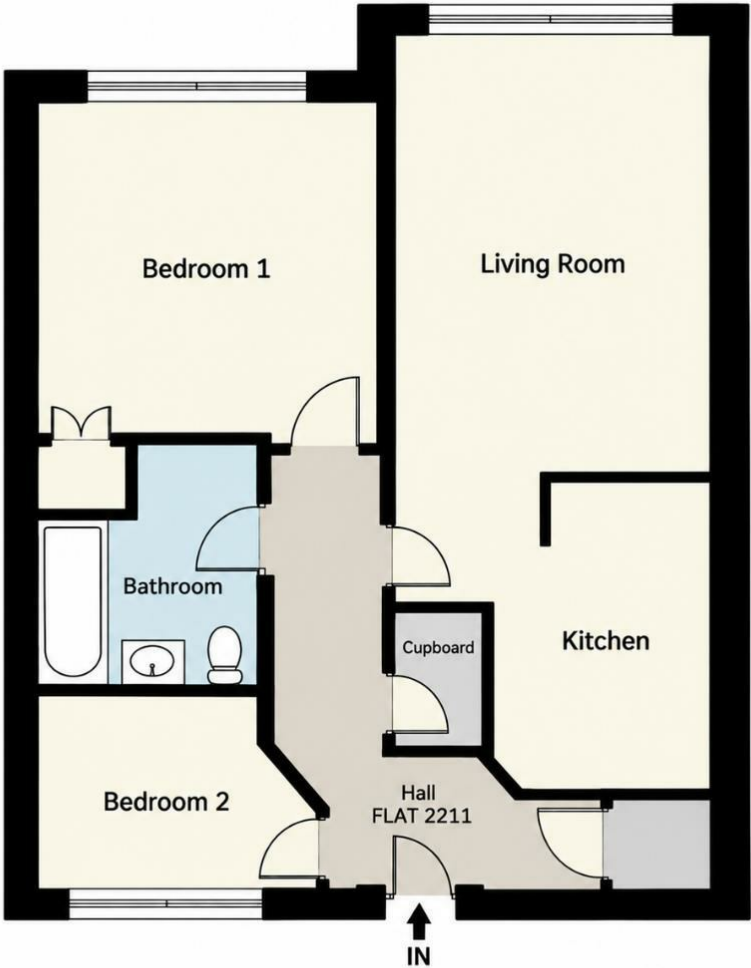
Council Tax / Rates: The property is currently in the process of being assessed for residential Council Tax. Until this is completed, the tenant may be required to make a contribution towards the applicable Council Tax or rates. Further details will be confirmed prior to commencement of the tenancy.

Energy Performance Certificate (EPC) available on request. EPC level - D

All measurements are approximate and provided for guidance only.

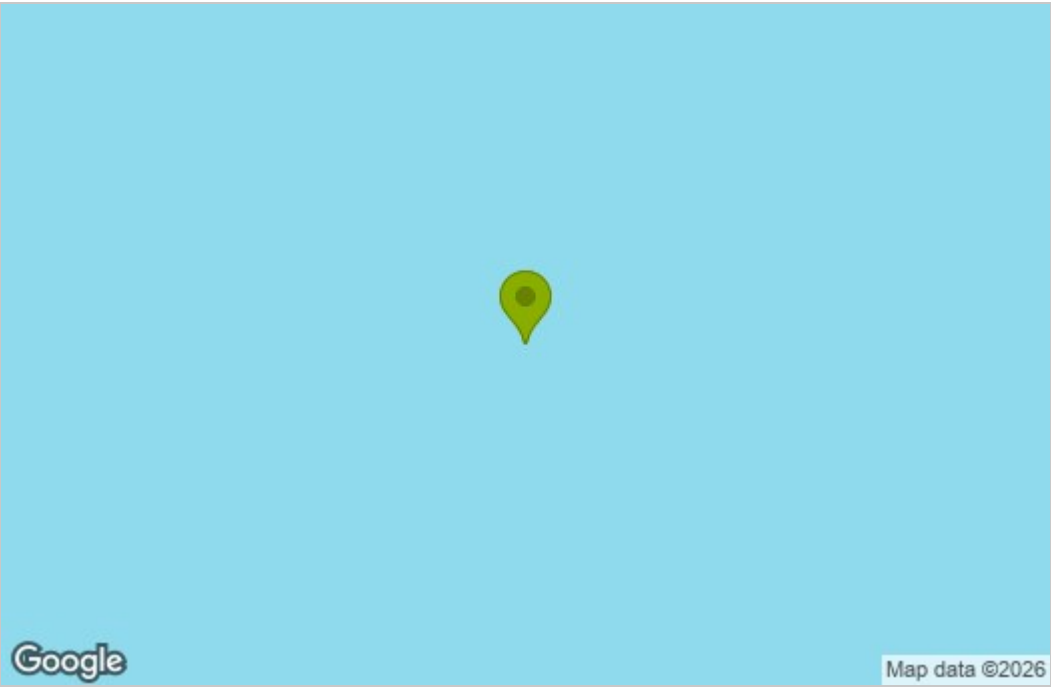
Photographs are provided for illustrative purposes and may have been taken previously. Some images may have been digitally enhanced or edited, including through the use of AI; however, no alterations are intended to materially misrepresent the property. Prospective tenants are encouraged to view the property to satisfy themselves as to its current condition, appearance and contents.

Floor Plan

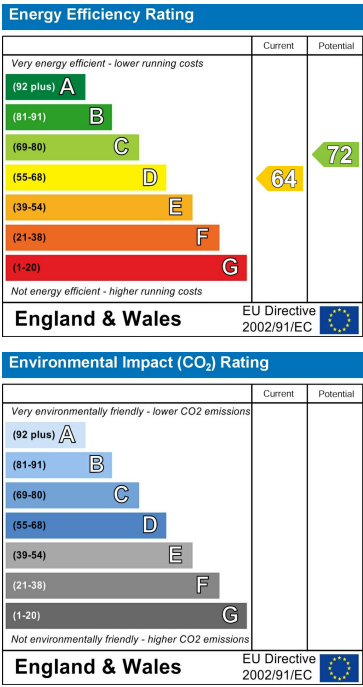


For illustrative purposes only. Not to scale.

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.