



Westbourne Villas Wilder Road, Ilfracombe, EX34 8AD

£895 Per Month

A two-bedroom apartment located within a well-managed block with elevator on Wilder Road, Ilfracombe.

Description

A two-bedroom apartment located within a well-managed block with elevator on Wilder Road, Ilfracombe.

This modern and well-presented apartment offers a spacious open-plan living area, with fitted kitchen appliances such as fridge, freezer, oven and washing machine. A master bedroom with en-suite shower room with bath, a second double bedroom, and a separate family bathroom. The apartment benefits from double glazing, energy-efficient electric heating (EPC Rating B), and is ideally situated for access to Ilfracombe's town centre and seafront.

Additional Information:

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

Master bedroom wardrobe will be staying.

Bedroom 2 furniture available if required.

All main services are connected. Heating and hot water are off gas mains.

No parking is included with the property.

Restrictions:

Strictly no pets.

No smoking.

Availability:

Available for occupation from 1st August 2025.

Rent and Tenancy Details:

Rent: £895.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £1,032.69, registered with My Deposits in accordance with their terms and conditions. For more information on deposit protection, please visit www.mydeposits.co.uk.

The property will initially be let on a six-month Assured Shorthold Tenancy but is expected to be available as a long-term let, subject to the landlord's circumstances.

Tenant Requirements:

Applicants must demonstrate a minimum annual household income of £26,850 or provide a guarantor with an income of at least £32,160.

Holding Deposit:

A holding deposit of £206.53 is required to secure the property once a tenancy offer is accepted. This will be deducted from the main deposit at the start of the tenancy.

Legal Information:

In line with government legislation effective 1st June 2019, no fees can be charged to tenants for the creation or termination of a tenancy agreement.

Additional Notes:

Council Tax Band: B

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

All measurements are approximate and provided as a guide only.

Lounge 23'5" x 12'2" (7.16 x 3.71)

Kitchen 8'11" x 15'1" (2.73 x 4.62)

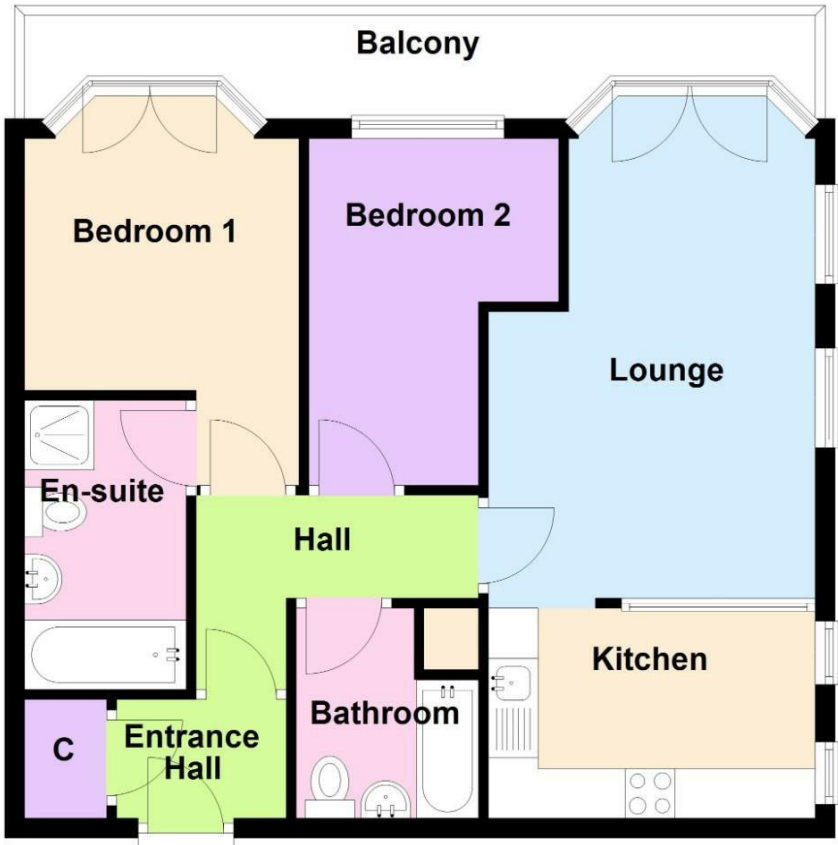
Bedroom 1 16'0" x 10'5" (4.89 x 3.20)

Ensuite 10'9" x 6'4" (3.28 x 1.94)

Bedroom 2 16'5" x 8'8" (5.02 x 2.65)

Bathroom 9'1" x 12'2" (2.77 x 3.71)

Floor Plan

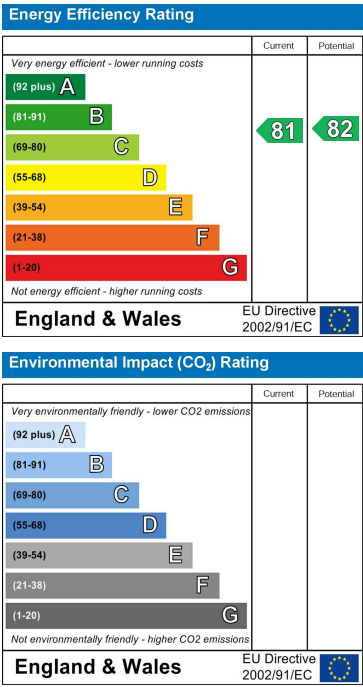


Flat 5, Westbourne Villas, Ilfracombe

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.