

Flat 1, 4 Market Street, Ilfracombe, EX34 9AY

£775 Per Calendar Month

A two bedroom ground floor flat with an enclosed rear garden, located in Ilfracombe town centre.

Description

A two-bedroom ground floor flat comprising an entrance hallway, living room, kitchen, two bedrooms, family bathroom and private garden.

The property is offered unfurnished. Existing carpets/flooring and curtains will remain.

Heating and hot water are provided via a gas combination boiler.

The property will be available for occupation from 29th May 2026.

Key Information

Rent: £775.00 per calendar month, payable in advance

Deposit: £894.23 (equivalent to 5 weeks' rent)

Holding Deposit: £178.84 (equivalent to 1 week's rent, deductible from the deposit)

Tenancy Type: Assured Tenancy - periodic, with no fixed term

Council Tax Band: A

Utilities: Not included - tenant responsible for all bills and outgoings

Parking: No parking included

Accessibility: Ground floor property

Furnishing: Unfurnished

Tenancy Structure & Key Rights

This is a periodic assured tenancy with no fixed end date. The tenancy continues on a rolling basis until either the tenant or landlord serves valid notice in accordance with current legislation.

Pets

Pets may be considered subject to landlord approval. No additional pet rent or administration fees will be charged.

Tenant Requirements

All applicants will be subject to referencing and affordability checks.

Minimum household income: approximately £23,250 per annum, or

A suitable UK-based guarantor may be required where affordability criteria are not met. The guarantor would require an income of £27,900 per annum.

Fees and Deposits

In line with current legislation, no tenant fees are payable for referencing, administration, or tenancy setup.

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

The holding deposit will be used towards the first rent or tenancy deposit upon move-in, or refunded in line with statutory rules

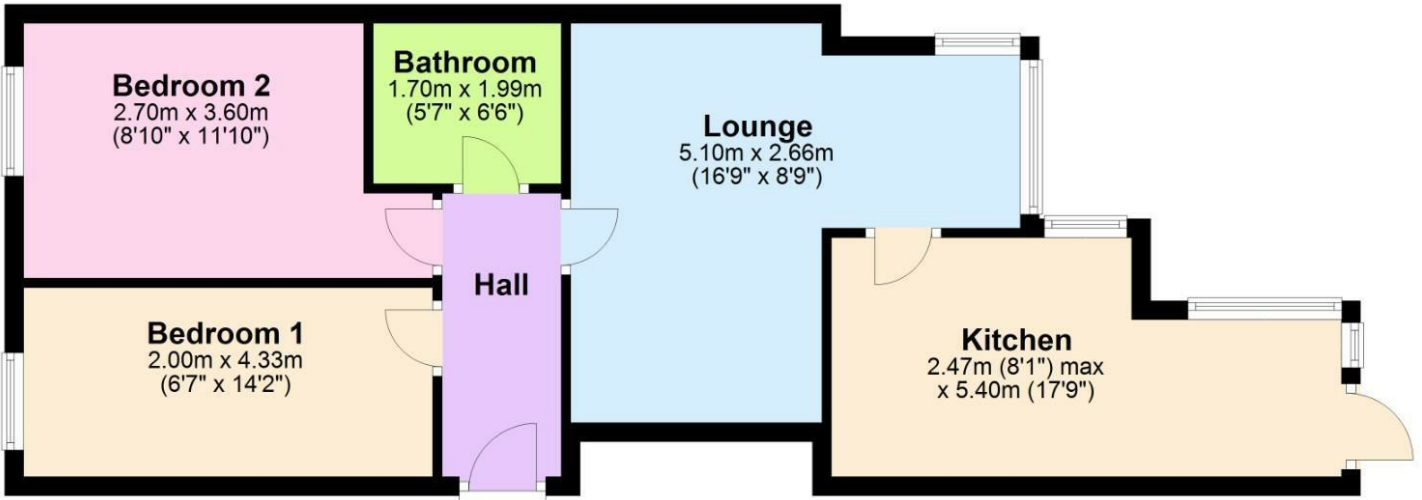
Additional Information

Energy Performance Certificate (EPC) available on request

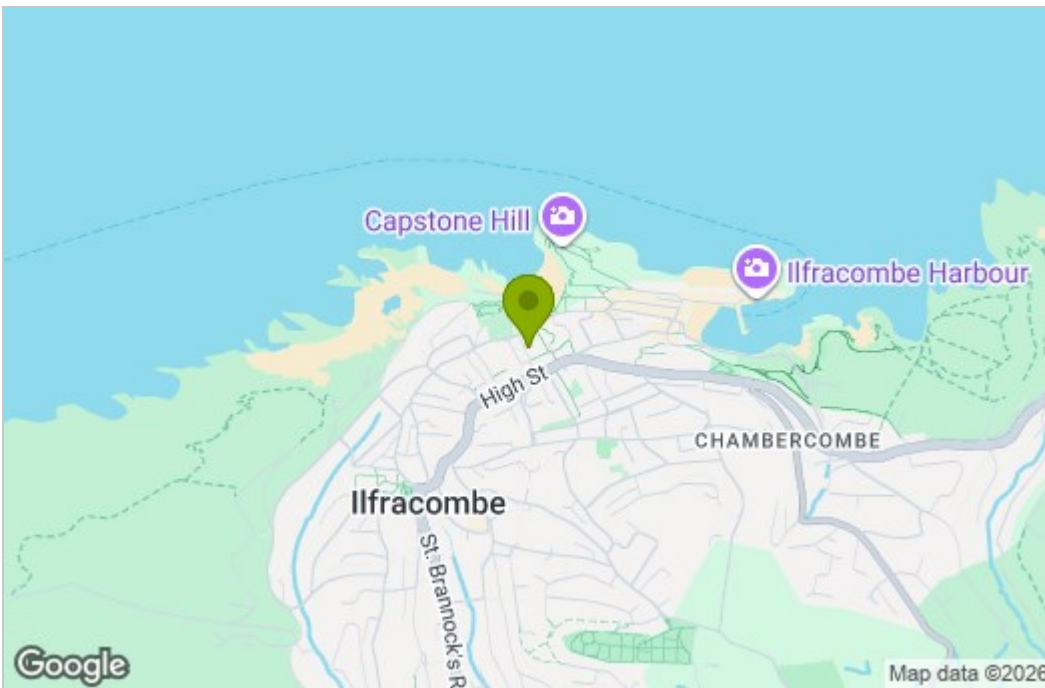
All measurements are approximate and for guidance only

Floor Plan

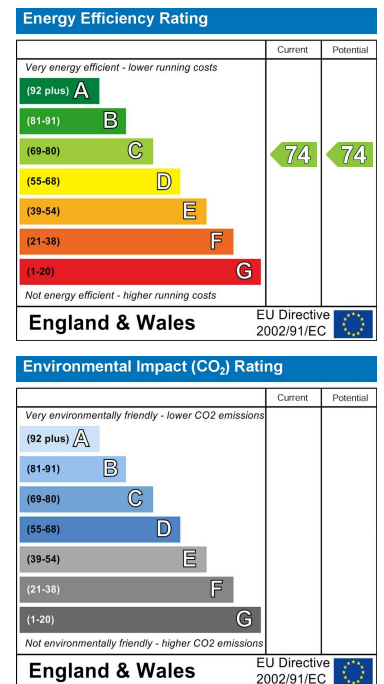
Flat 1, 4 Market Street



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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