



**Flat 4, 15 Larkstone Terrace, Ilfracombe, EX34 9NU**

**£595 PCM**

A well presented third floor, 2 bedroom apartment with sea views, located in Ilfracombe.

## Description

The property includes a kitchen/diner with 2 good sized bedrooms and a shower room.

The property is available un-furnished with the existing carpets/flooring and curtains to remain.

Pets will be considered for an additional £20pcm per dog or £15pcm per cat.

Available for occupation from 25th July 2024.

The rent for the property is £595.00 per calendar month, plus an additional £35pcm for reasonable water usage (subject to change dependent on number of occupants) payable monthly in advance.

The property will be let on an initial six-month assured short-hold tenancy but it is envisaged that it will be available as a long let. This could be subject to change based on the landlords circumstances.

Tenants must be able to show an annual income of £17,850 or provide a guarantor that can show an income of £21,420.

In addition to the first months rent, a deposit of £686.54 will be required. This will be registered with MyDeposits in accordance with their Terms and Conditions. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at [www.mydeposits.co.uk](http://www.mydeposits.co.uk)

Government Legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees on this tenancy. However, a holding deposit of £137.31 is taken to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

The property is band A for Council Tax.

A full Energy Performance Certificate is available upon request.

Please note that all measurements are only approximate and are purely given as a guide.

## Application Procedure

Initially, you will have the opportunity to explore our virtual tour of the property, along with comprehensive marketing material including photos, a detailed write-up, floor plan, and room measurements.

Should you wish to apply for the property, please get in touch with Collyers, and we will promptly provide

you with a link to submit your application online. This can be conveniently completed from a PC, smartphone, or tablet. Subsequently, potential tenants will be invited to view the property in person, arranged by Collyers. Our agent will meet you at the property for this viewing.

Upon agreement from the landlord to proceed with the application, potential tenants will be offered the property, contingent on satisfactory references and contract terms.

When you have made the decision to proceed with the property, you will be required to pay a holding deposit and provide the necessary information for referencing within 48 hours. Our referencing, contracts, Inventory, and Schedule of Conditions (where applicable) can all be managed and signed securely online.

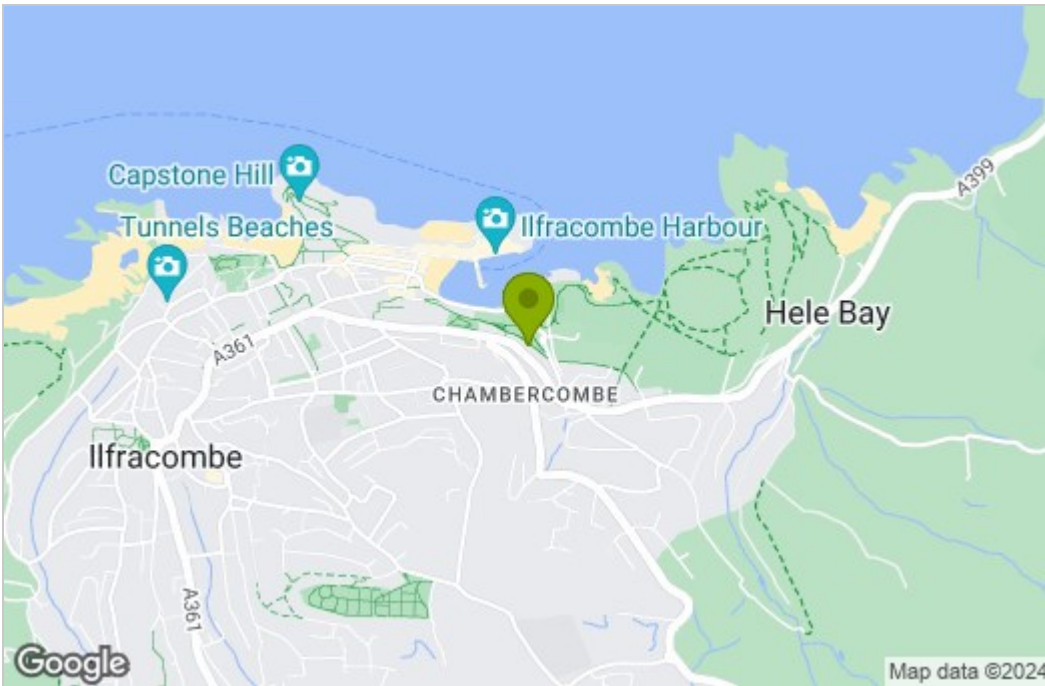
Please take note: As we receive a high volume of applications for each property, we make every effort to notify all applicants of the outcome. However, there may be occasions when we are unable to do so. Therefore, if you have not received communication from us within 10 working days, please assume that your application has not been successful.

Floor Plan

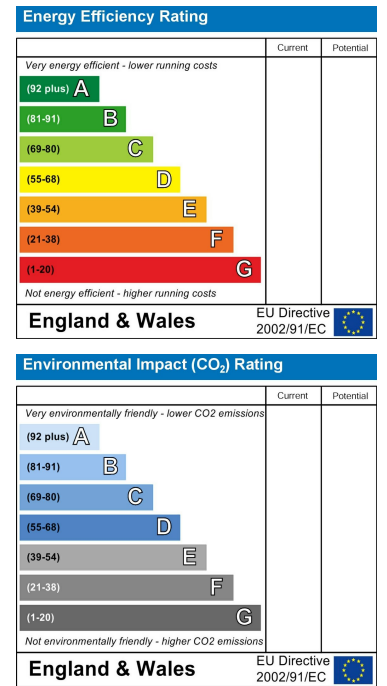
Ground Floor



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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