



**3 Penhaven Barns Penhaven Estate, Bideford, EX39 5FP**  
**£825 Per Month**

A brand new 3-bedroom cottage on the exclusive Penhaven Estate. The property features an open-plan downstairs area with a brand new kitchen and appliances. Upstairs, there is a modern shower room, two double bedrooms, and a single bedroom. Rear garden and communal parking.

## Description

A brand new 3-bedroom cottage on the exclusive Penhaven Estate. The property features an open-plan downstairs area with a brand new kitchen and appliances. Upstairs, there is a modern shower room, two double bedrooms, and a single bedroom.

The property benefits from a good size back garden

There is communal parking at the front of the property.

The property is available unfurnished.

Electric heating and hot water.

Strictly no pets.

Available for occupation from 1st July 2024.

The rent for the property is £825 per calendar month, exclusive of all bills and outgoings, and payable monthly in advance.

The property will be let on an initial six-month assured shorthold tenancy. This is to be a short-term tenancy as the owners will require the property back on or before 1st March 2025.

Tenants must be able to show an annual income of £24,750 or provide a guarantor who can show an income of £29,700.

In addition to the first month's rent, a deposit of £951.92 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 for this tenancy. However, a holding deposit of £190.38 is required 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 currently awaiting valuation for business rates, and the landlord will look to recover payments from the tenant equal to what they are charged for business rates. Please speak to a member of Collyers for further clarification on this.

EPC Rating - TBC - new build.

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

## Viewing and 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.

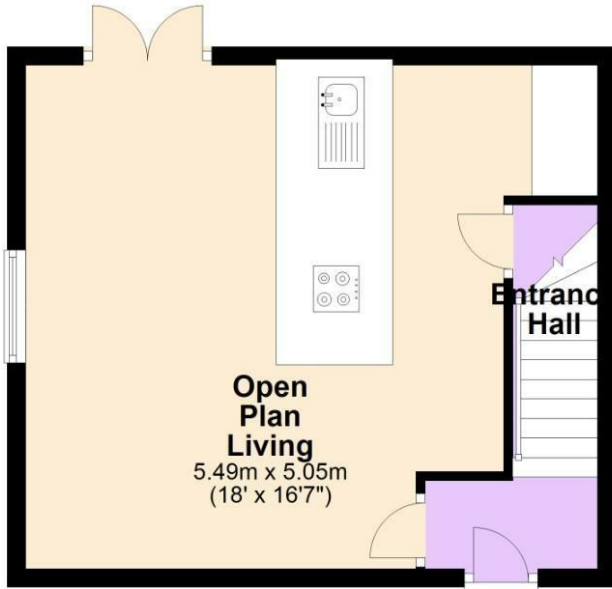
When you have made the decision to proceed with the property, you will be required to pay a holding deposit and provide the necessary information for referencing within 48 hours. Our referencing, contracts, Inventory, and Schedule of Conditions (where applicable) can all be managed and signed securely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

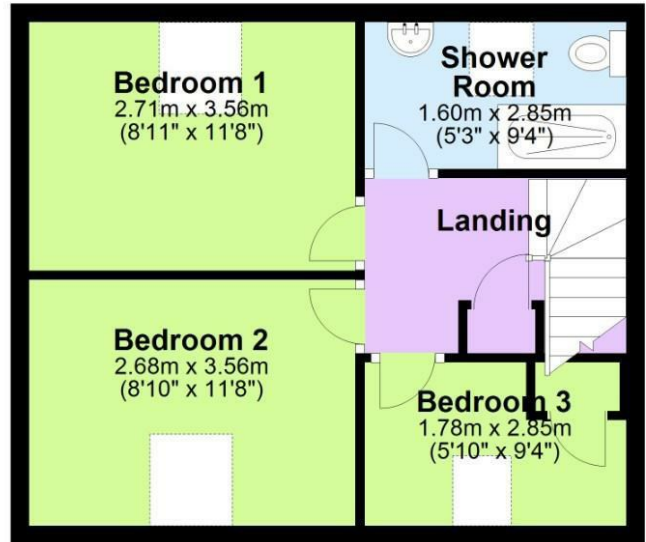


# Floor Plan

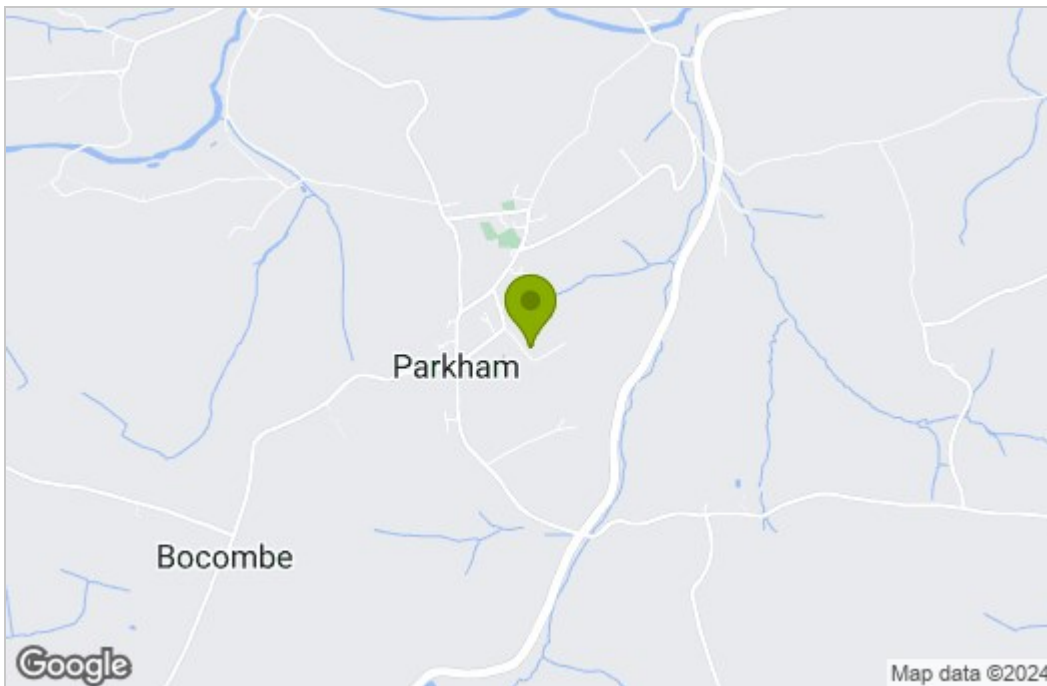
## Ground Floor



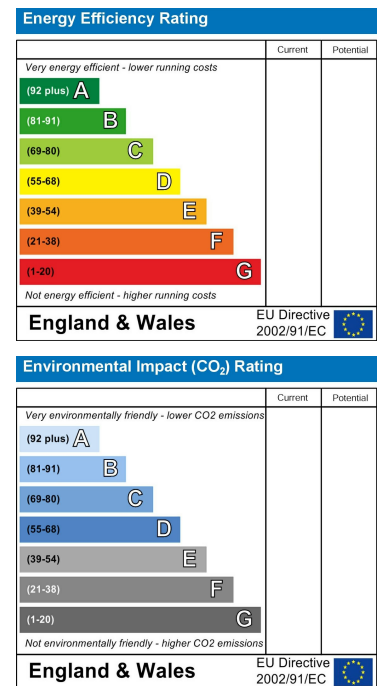
## First Floor



## 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.