



8 Fortescue Bungalows Woolacombe Station Road, Woolacombe, EX34 7HQ
£800 Per Month

This 2 bed bungalow is conveniently located near Woolacombe beach, with Croyde and Morthoe just a short drive away - ideal for seaside lovers.

Description

A superb, freshly decorated 2 bed bungalow in Woolacombe complete with parking for 1 car.

Property Features:

As you enter the property, you'll find a sunny, low-maintenance garden, complete with a large shed perfect for storing surfboards, bikes, or other beach gear.

The bungalow features UPVC double glazing throughout, including the front door. The front entrance leads into a bright living room with enough space for your furniture, and it can also double as a dining area. There are two well-lit bedrooms, both capable of fitting double beds.

The family bathroom, located at the rear, includes a full-sized bath, electric shower, large window, sink, and toilet.

The final space is a newly updated, modern kitchen with plenty of white cabinets and ample counter space. It comes equipped with a new electric hob and oven. A rear door from the kitchen opens to a small back patio, perfect for storing bins and recycling.

Key Features:

Unfurnished property with existing carpets/flooring, curtains, and cooker included.

LPG combi boiler for efficient heating and hot water.

Council Tax Banding: A.

Full Energy Performance Certificate available upon request - Rating D

Strictly no pets

Move-in Details:

The property will be ready for occupation from 23rd August 2024, offering you the perfect opportunity to settle into your new home.

Terms and Requirements:

To ensure a harmonious tenancy, we kindly ask that no pets are allowed.

The monthly rent for this property is £800.00, exclusive of all outgoings, and is payable in advance. To qualify, tenants must show an annual income of £24,000 or have a guarantor with an income of £28,800. The tenancy will be an initial six-month assured shorthold tenancy.

A deposit of £923.07 will be required, which will be registered with MyDeposits in accordance with their Terms and Conditions. For your peace of mind,

please refer to the deposit protection details at www.mydeposits.co.uk.

No Hidden Fees:

In compliance with government legislation starting 1st June 2019, there are no application or administration fees for this tenancy. However, a holding deposit of £184.61 will be taken to secure the property once your tenancy offer is accepted. This amount will be deducted from your deposit upon tenancy commencement.

Please Note:

All measurements provided are approximate and offered as a guide.

Don't miss the chance to call this stunning property your new home. Contact us now to schedule a viewing or for further information.

Disclaimer: The information provided in this listing is deemed accurate, but it is always recommended to verify details before making any decisions.

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.

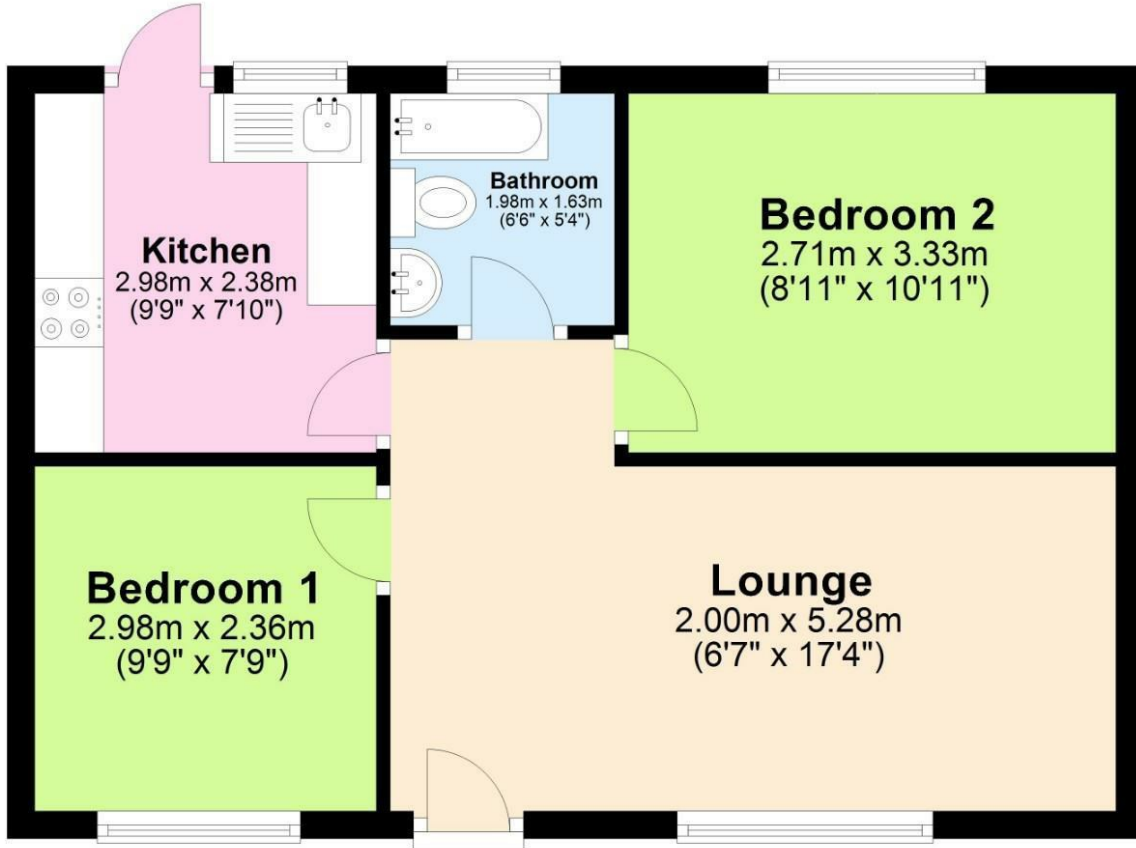
Upon agreement from the landlord to proceed with the application, potential tenants will be offered the property, contingent on satisfactory references and contract terms.

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.

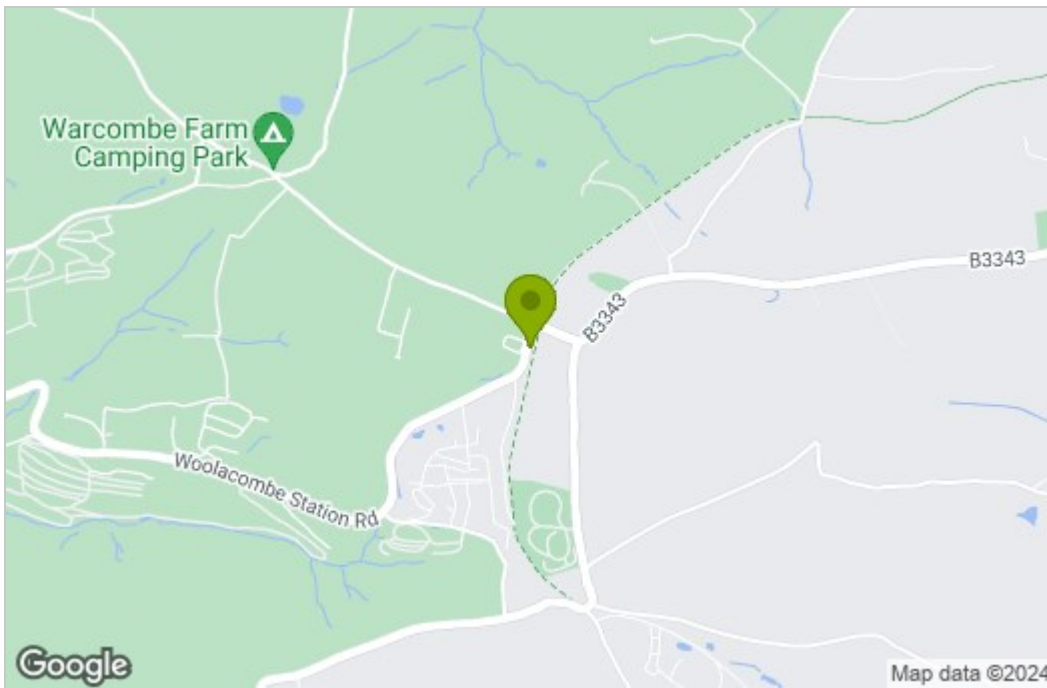
Please take note: As we receive a high volume of applications for each property, we make every effort to notify all applicants of the outcome. However, there may be occasions when we are unable to do so. Therefore, if you have not received

communication from us within 10 working days,
please assume that your application has not been
successful.

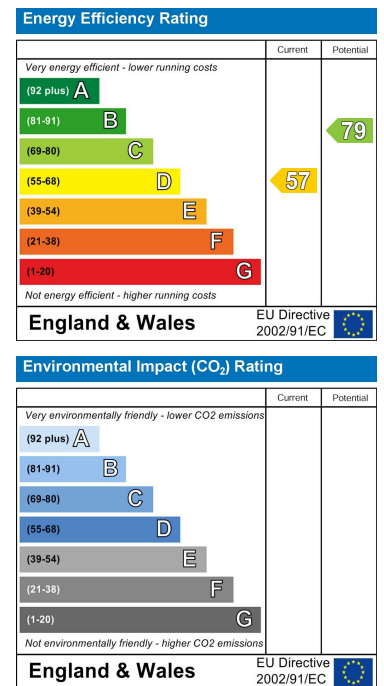
8 Fortescue Bungalows



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.