



**12 Golden Bay Court, Nelson Road, Bideford, EX39 1LD**

**£650 Per Month**

Our client seeks a lodger who can relish nearly exclusive use of a 2 Bedroom ground floor Flat with sea views and within a stone's throw of Westward Ho! of a beach, with occasional visits from the landlord during work-related travel.

## Description

Introducing a One-Bedroom Ground-Floor Flat with sea views: This snug flat features a bedroom, a spacious lounge/diner, and a well-appointed bathroom. Delivered fully furnished. Parking at the front of the property.

Our client seeks a lodger who can have nearly exclusive use, with occasional visits from the landlord during work-related travel. A conscientious caretaker will ensure the fish tank stays pristine, visiting every other week so the lodge doesn't need to worry about that. The property will be required for landlord use from April 1st, 2025, necessitating lodger relocation by March 31st, 2025. The lodger is responsible for utility expenses; the landlord covers standing charges. Council tax falls under the lodger's purview in the landlord's absence.

Please note, this arrangement entails a lodger license agreement, not an Assured Shorthold Tenancy.

The Gas Combi Boiler provides heating and hot water.

Strictly No Pets.

Available for occupation from 23rd September 2025.

The rent for the property is £650 per calendar month, exclusive of all bills and outgoings and payable monthly in advance.

Tenants must be able to show a monthly income of £1,625 or provide a guarantor that can show an income of £1950 per month.

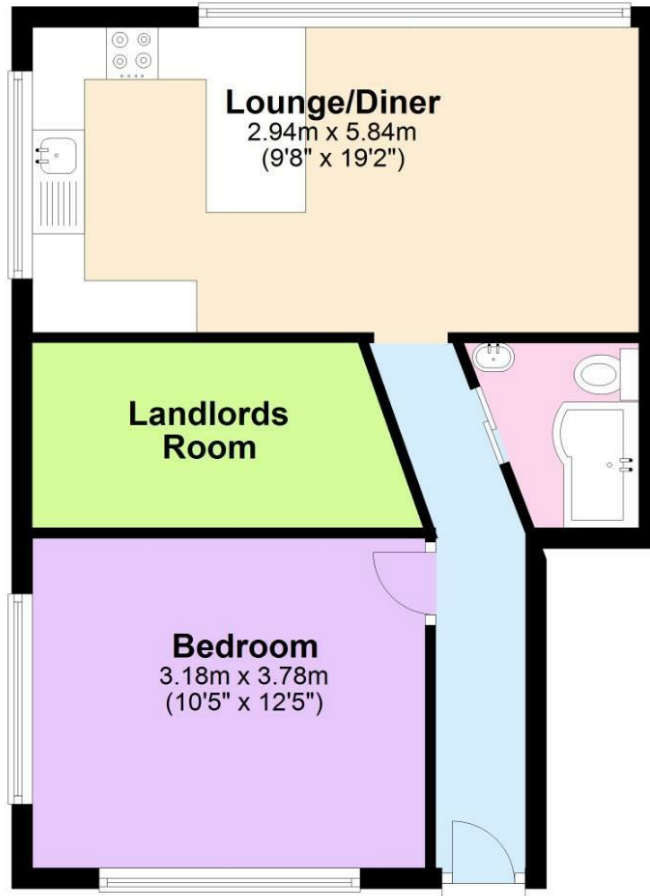
In addition to the first month's rent, a deposit of £800 will be required.

Council Tax Band A

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

# Floor Plan

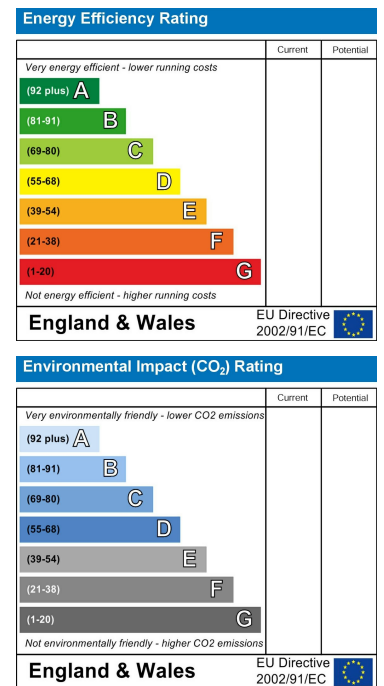
## Ground Floor



## 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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