



Flat 2 15 Oxford Grove, Ilfracombe, EX34 9HQ

£625 Per Month

A well-presented furnished 1 bedroom, ground floor apartment with private outdoor space. Landlord will consider a pet.

DESCRIPTION

Well-presented furnished 1-bedroom ground-floor Apartment with private outdoor space. Available for Long Let.

This charming furnished ground-floor apartment features an open-plan living area, bedroom, and a bathroom with overhead shower.

An electric boiler provides both heating and hot water, while utilities, including electricity and gas, are metered. Water is payable to South West Water, and the property falls under Council Tax Band A.

Pets Considered for an additional rental payment of £25pcm

Availability: The property is available from 9th June 2025.

Rent and Terms:

Monthly Rent: £625 pcm

Tenants are responsible for utilities: electricity, gas, water, council tax, and broadband/telephone (if required).

Initial Tenancy: 12-month fixed term

Income Requirements:

Tenants must demonstrate an annual household income of £18,750 or have a guarantor with a minimum income of £22,500.

Deposit and Fees:

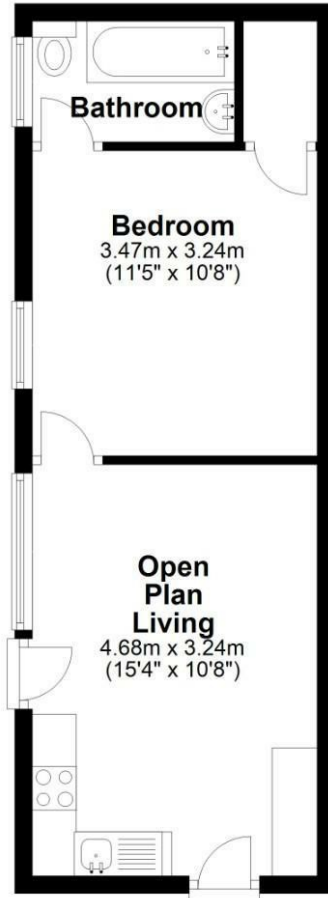
Deposit: £721.15 (protected with MyDeposits)

No application or administration fees, ensuring a transparent and straightforward process in line with government legislation.

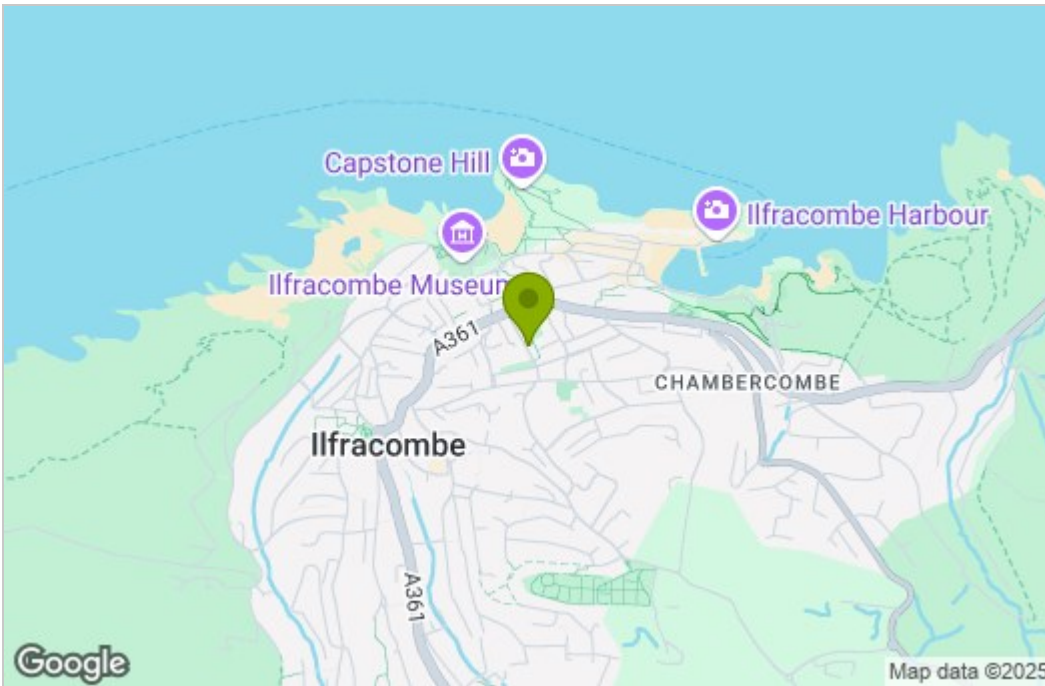
A full Energy Performance Certificate is available upon request, and standard references will be required.

Floor Plan

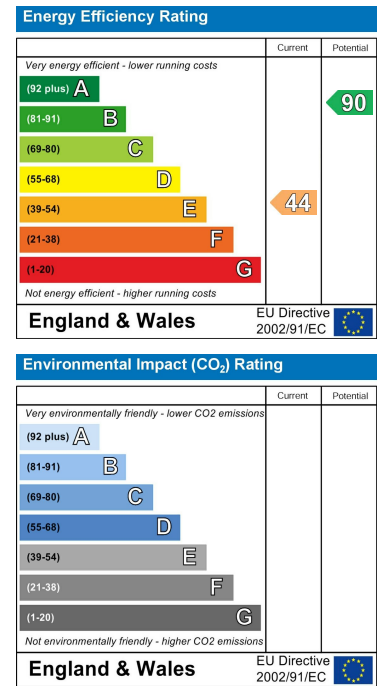
Ground Floor



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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