



**6 Marlen Court, Bideford, EX39 5XT**  
**£800 Per Calendar Month**

A fantastic 2 bedroom terraced property in Marlen Court, complete with off road parking and rear garden.

### Description

A two bedroom terraced house with off road parking and garden.

The property briefly comprises of a large lounge, kitchen, family bathroom, two bedrooms, garden and an off road parking space for 1 car.

### Additional Information:

The property is available unfurnished with any existing carpets/flooring and curtains to remain.

A gas combi boiler provides the heating and hot water to the property.

The water is metered with mains sewerage.

### Restrictions:

No pets allowed.

### Availability:

Available for occupation from 10th July 2025.

### Rent and Tenancy Details:

Rent: £800.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £923.07, registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit My Deposits.

The property will initially be let on a six-month Assured Shorthold Tenancy but is expected to be available as a long-term let. This is subject to the landlord's circumstances.

### Tenant Requirements:

Applicants must demonstrate an annual household income of £24,000 or provide a guarantor with an income of £28,800.

### Holding Deposit:

A holding deposit of £184.61 is required to secure the property once a tenancy offer is accepted. This amount will be deducted from the main deposit upon the commencement of the tenancy.

### Legal Information:

In line with Government legislation effective 1st June 2019, no fees can be charged to tenants for creating or ending a tenancy.

### Additional Notes:

The Council Tax is band B.

A full Energy Performance Certificate (EPC) is available upon request.

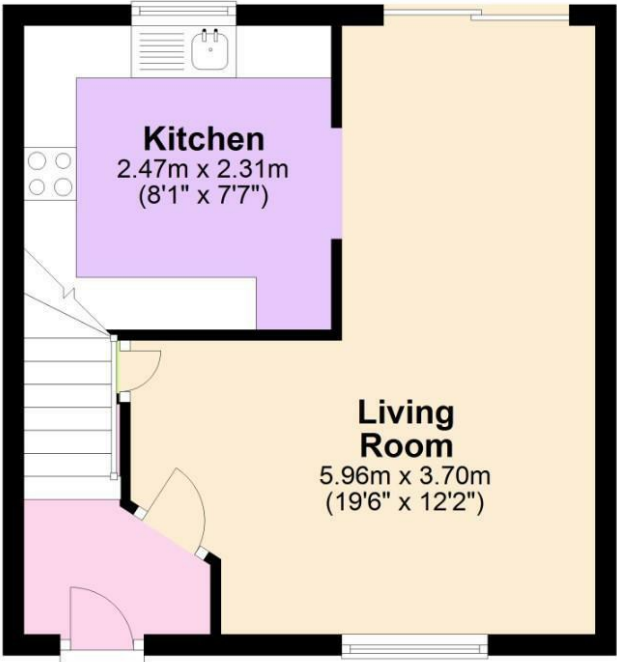
All measurements are approximate and provided as a guide only.

\*Please note the marketing photos are historic\*

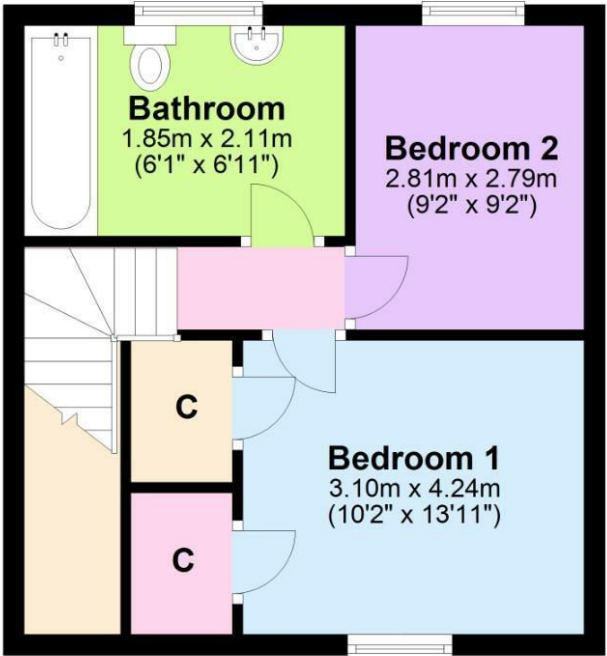


Floor Plan

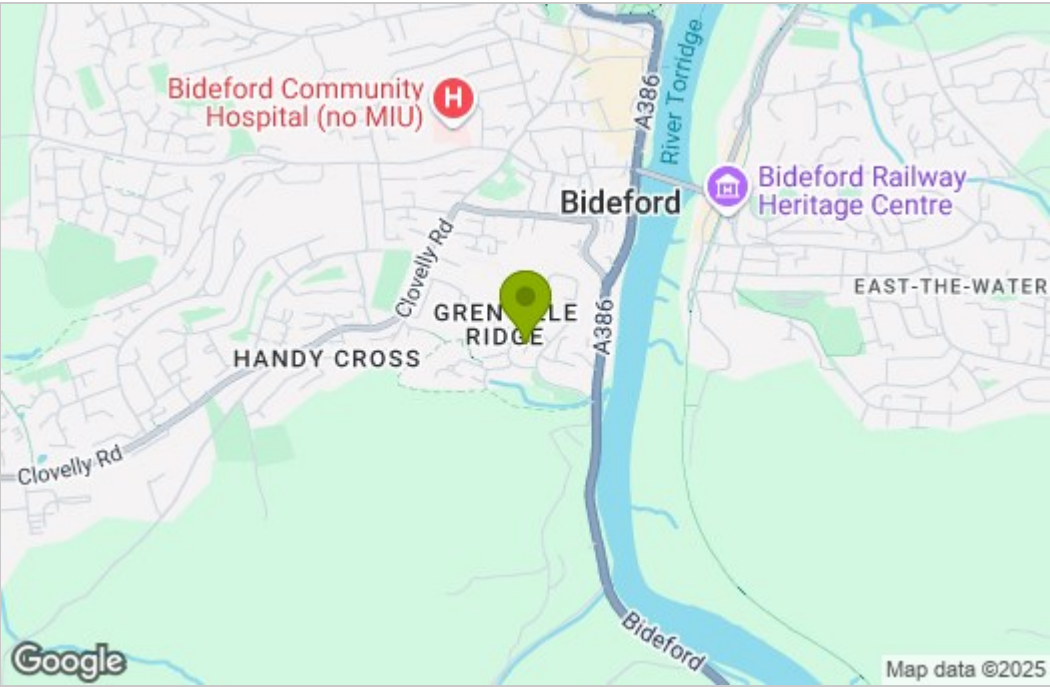
Ground Floor



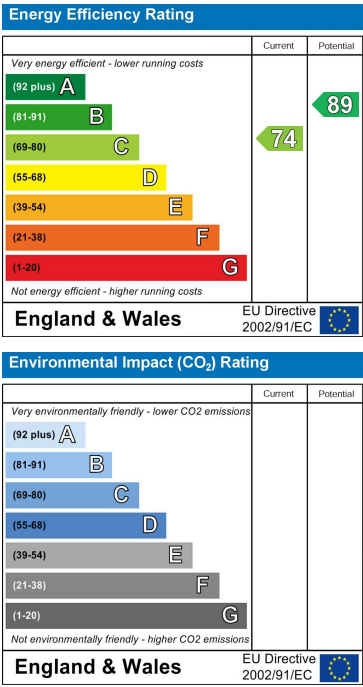
First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.