



**Flat 3, Rose Ash Western Rise, Woolacombe, EX34 7AG**

**£760 Per Month**

A two bedroom ground floor flat with shared garden and stunning views in Woolacombe.

### Description

A two bedroom ground floor flat with shared garden located in Woolacombe.

The property briefly comprises of a spacious lounge, kitchen, family bathroom, two bedrooms and access to a shared garden with fantastic views.

### 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.

### Restrictions:

No pets allowed.

### Availability:

Available for occupation from 1st July 2025.

### Rent and Tenancy Details:

Rent: £760.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £876.92, 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 £22,800 or provide a guarantor with an income of £27,360.

### Holding Deposit:

A holding deposit of £175.38 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 A.

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

All measurements are approximate and provided as a guide only.

Lounge 27'10" x 16'0" (8.5 x 4.9)

Bedroom 1 10'7" x 9'8" (3.23 x 2.97)

Bedroom 2 8'10" x 10'2" (2.71 x 3.12)

Kitchen 11'11" x 8'7" (3.64 x 2.63)

Floor Plan

Ground Floor

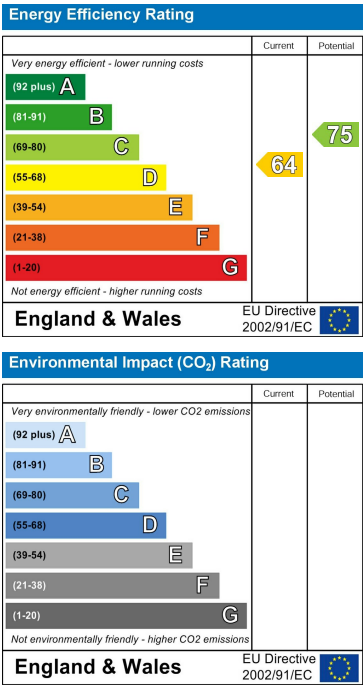


Apartment 3, Rose Ash, Woolacombe

Area Map



Energy Efficiency Graph



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