



Flat 4 North Road, Holsworthy, EX22 6HB
£850 Per Calendar Month

A spacious two bedroom ground floor flat with a private garden, conveniently located in Holsworthy.

Description

A well presented two bedroom ground floor flat featuring a private paved garden located in Holsworthy.

The flat comprises an entrance hallway, a spacious lounge, a kitchen, two double bedrooms and a family bathroom with a separate shower cubicle.

Additional Information:

The property is available unfurnished, with existing carpets/flooring and cooker included. Please note the marketing photos are historic and the carpets have since been replaced.

Heating and hot water are provided by an oil boiler.

Restrictions:

No pets allowed.

No parking available on site.

Availability:

Available for occupation from 16th July 2025.

Rent and Tenancy Details:

Rent: £850.00 per calendar month, exclusive of bills and outgoings, payable monthly in advance.

Deposit: £980.76, 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, with the expectation of a long-term let (subject to the landlord's circumstances).

Water is Charged via the Landlord/Agent at £30.00 per Adult occupier per month.

Oil is Charged via the Landlord/Agent at £60.00 per month.

Tenant Requirements:

Applicants must demonstrate an annual household income of £25,500 or provide a guarantor with an income of £30,600.

Holding Deposit:

A holding deposit of £196.15 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.

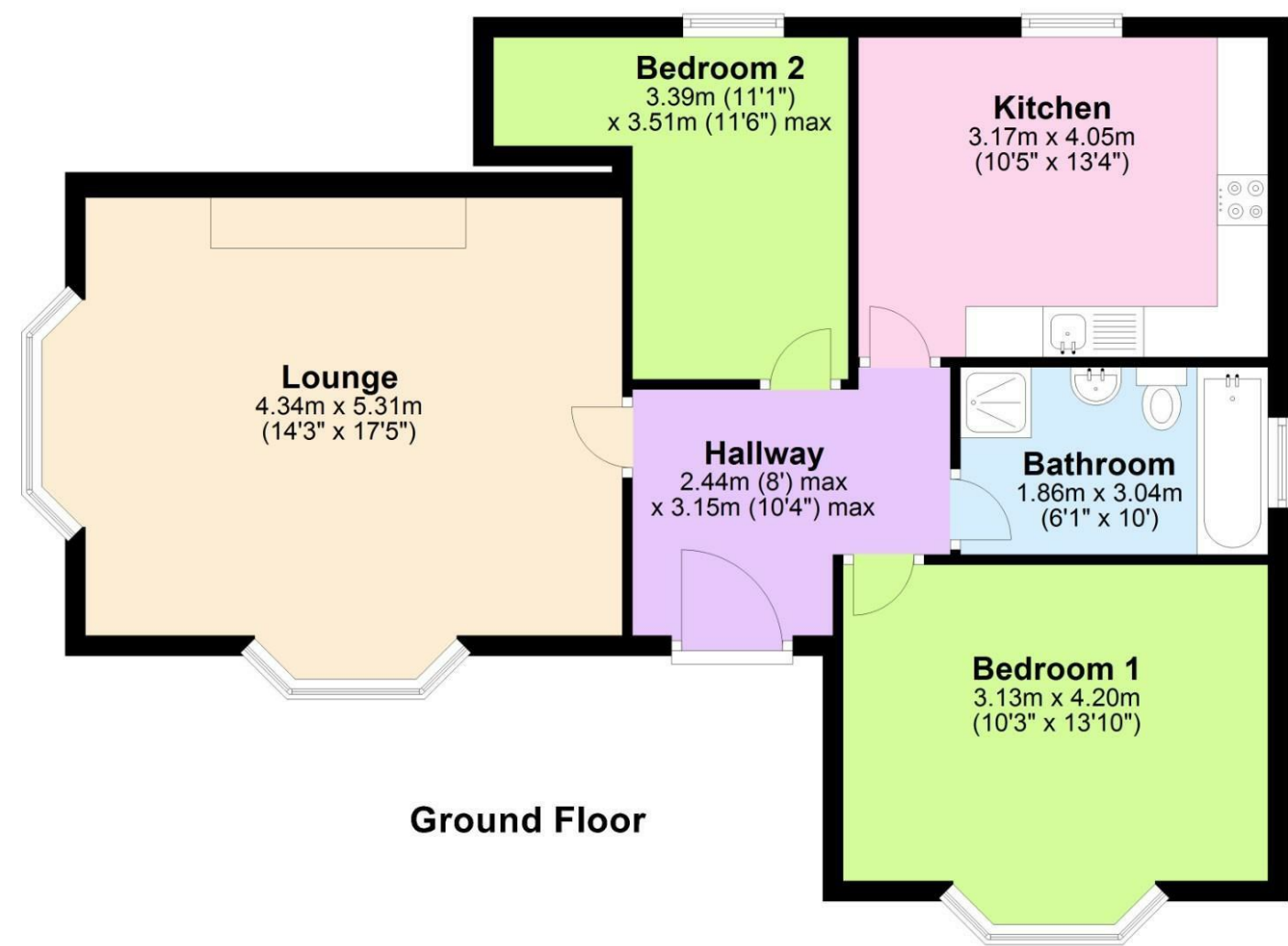
Additional Notes:

The Council Tax is Band A.

EPC Rating: D – A full Energy Performance Certificate is available upon request.

All measurements are approximate and provided as a guide only.

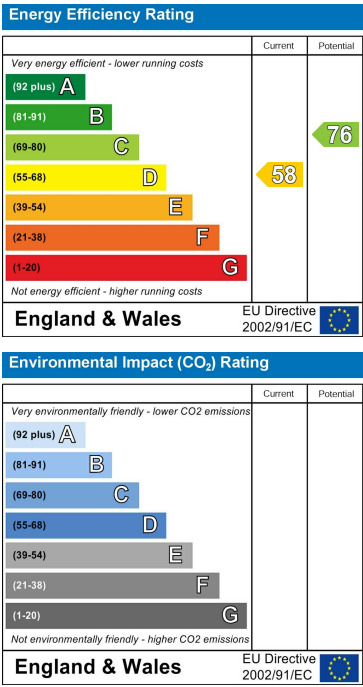
Floor Plan



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.