



11 Golden Bay Court, Nelson Road, Bideford, EX39 1LD
£800 Per Month

2 Bedroom Furnished Flat with Sea Views – Westward Ho!

First-floor flat available on a 6-month winter let, offering stunning sea views, an open-plan living area, and 2 bedrooms. Benefits include a communal garden and parking for 1 car. A perfect short-term opportunity to enjoy coastal living

Description

A 2 Bedroom Furnished First-Floor Flat with Sea Views in Westward Ho!

The property comprises an open-plan living area and kitchen with sea views, 2 bedrooms, and a shower room. Tenants will have access to the communal garden and drying area located at the side of the property.

There is parking at the front of the property for 1 car.

The property is available furnished.

Electric heating and hot water.

Strictly no pets.

Available for occupation from 14th October 2025. The landlords intention is for this to be a winter let and for 6 months only.

The rent for the property is £800 per calendar month, exclusive of all bills and outgoings, and payable monthly in advance.

Council Tax Band A

The property will be let on an initial six-month assured shorthold tenancy.

Tenants must be able to show an annual income of £24,000 or provide a guarantor who can show an income of £28,800.

In addition to the first month's rent, a deposit of £923.07 will be required. This will be registered with MyDeposits in accordance with their Terms and Conditions. The Terms and Conditions regarding the protection of the deposit, including the repayment process, can be found at www.mydeposits.co.uk.

Government legislation starting 1st June 2019 states that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees for this tenancy. However, a holding deposit of £184.61 is required to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

EPC Rating - E

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

Floor Plan

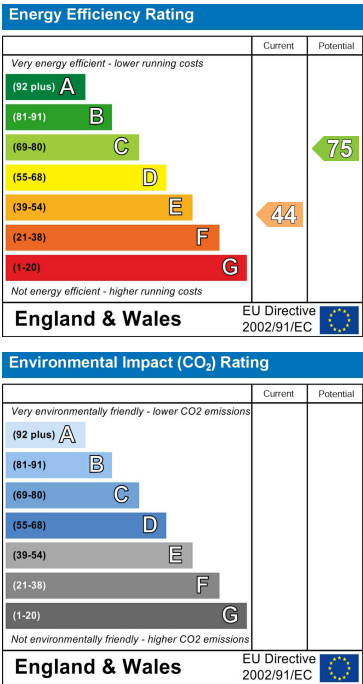


Floor Plan

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.