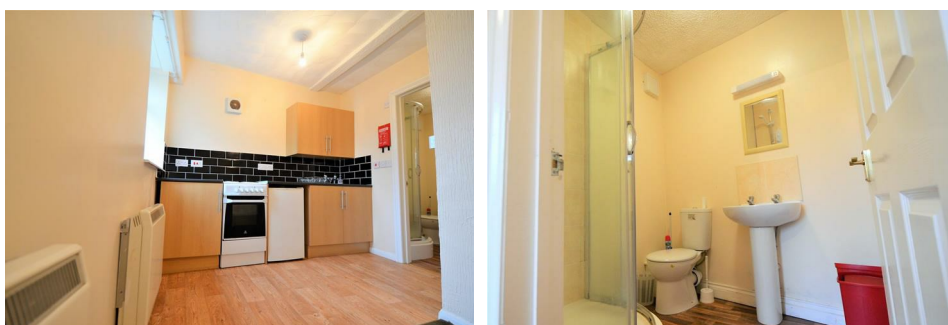




Flat 12, Eaton Villa Montpelier Road, Ilfracombe, EX34 9HP
£475 Per Calendar Month

A well presented ground floor studio flat located on Montpelier Road, Ilfracombe

Description

A ground floor studio flat located on Montpelier Road, Ilfracombe.

The property consists of a lounge/bedroom, a kitchen and an en-suite shower room.

Additional Information:

The property is available un-furnished with any existing carpets/flooring, cooker and curtains to remain.

Off road parking space available for one car.

Shared laundry facilities and WiFi available.

The electricity is operated by a card meter. Water is included in the rental figure.

Restrictions:

No pets.

Availability:

Available for occupation immediately.

Rent and Tenancy Details:

Rent: £475.00 per calendar month, payable monthly in advance, this includes fair usage of water.

Deposit: £548.07, 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 6 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 £14,250 or provide a guarantor with an income of £17,100.

Holding Deposit:

A holding deposit of £109.61 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:

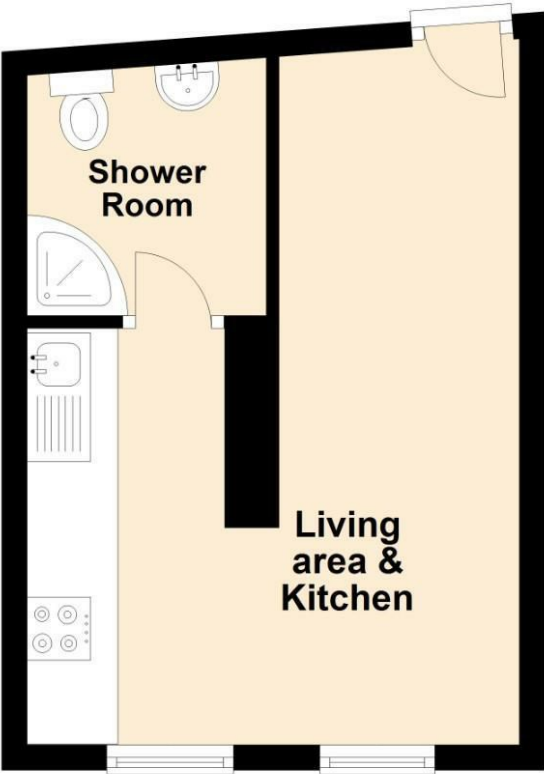
The Council Tax is Band A.

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

All measurements are approximate and provided as a guide only.

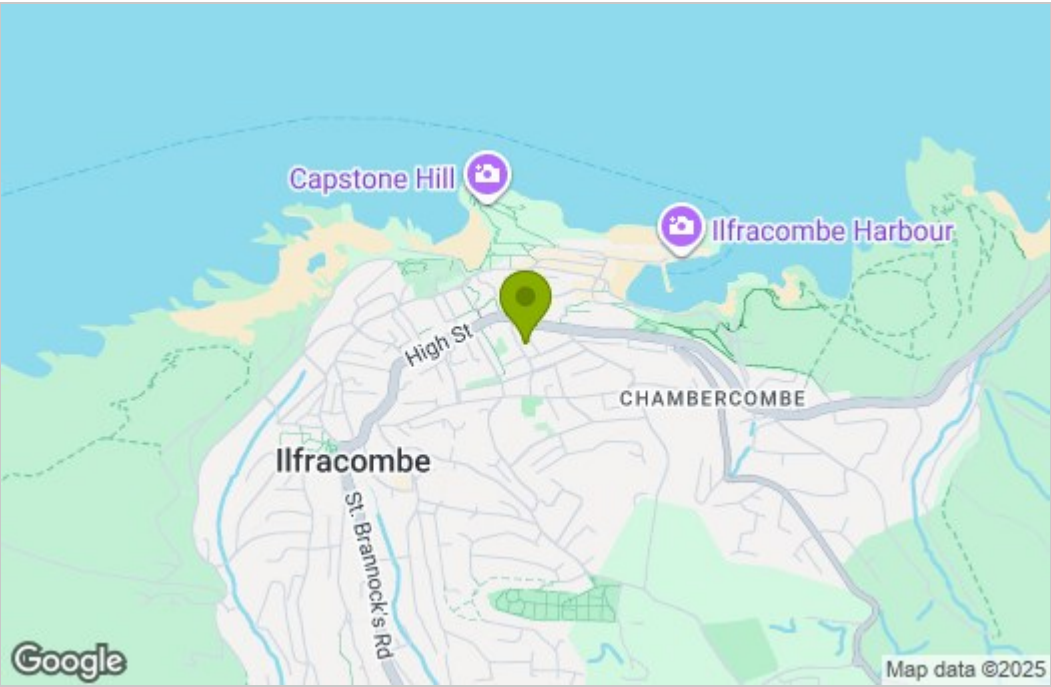
Floor Plan

Flat 12 Floor Plan

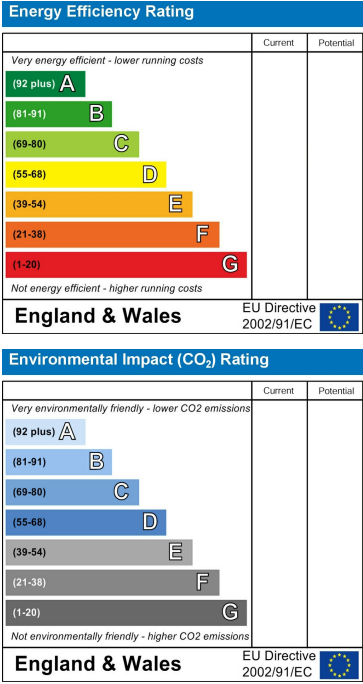


Flat 12 Eaton Villa

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.