



**Flat 5 North Road, Holsworthy, EX22 6HB**  
**£775 Per Calendar Month**

A newly refurbished 2 bedroom first floor Flat located close to the centre of Holsworthy.

## Description

A 2 bedroom first floor Flat located close to the centre of Holsworthy.

The property briefly consists of a kitchen/diner, lounge, separate W.C., two bedrooms, and a shower room.

## Additional Information:

The property is available unfurnished, with existing carpets/flooring and a cooker included.

Heating is provided via communal oil boiler

Hot Water is provided by a hot water heaters.

## Restrictions:

Pet considered subject to additional rent (£15pcm for a cat, £20pcm for a dog).

No Parking Available on site.

## Availability:

Available for occupation from 5th January 2026

## Rent & Tenancy Details:

Rent: £775 per calendar month (exclusive of bills and outgoings), payable monthly in advance.

Deposit: £894.23 – registered with My Deposits in accordance with their terms and conditions.

For more details on deposit protection and repayment, 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 per Adult occupier per month.

Oil is Charged via the Landlord/Agent at £60 per month.

## Tenant Requirements:

Applicants must demonstrate an annual household income of £23,250 or provide a guarantor with an income of £27,900

## Holding Deposit:

A holding deposit of £178.84 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:

Council Tax Band: A - Torridge District Council

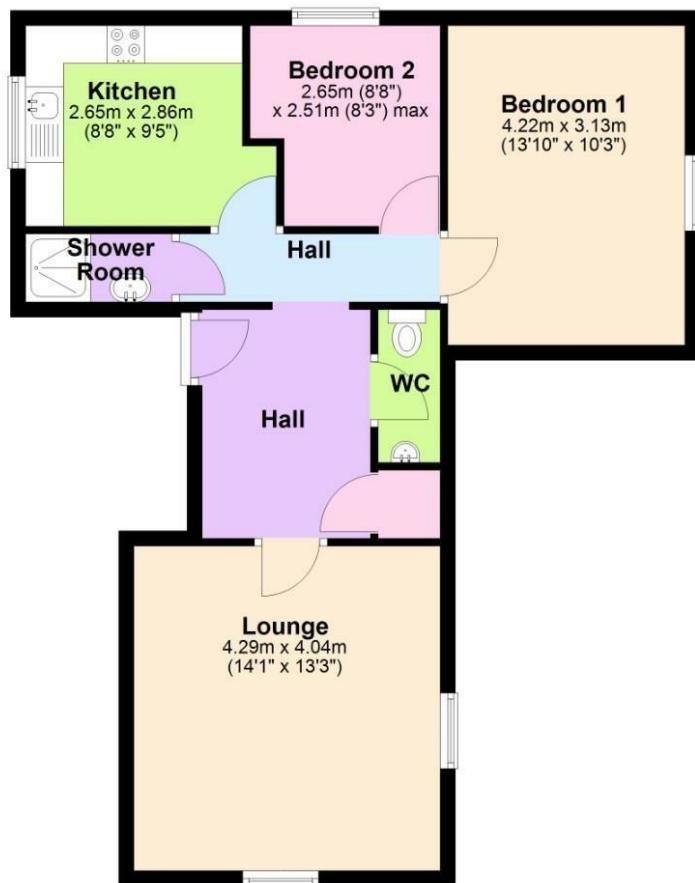
EPC Rating: D – A full Energy Performance

Certificate is available upon request.

All measurements are approximate and provided as a guide only.

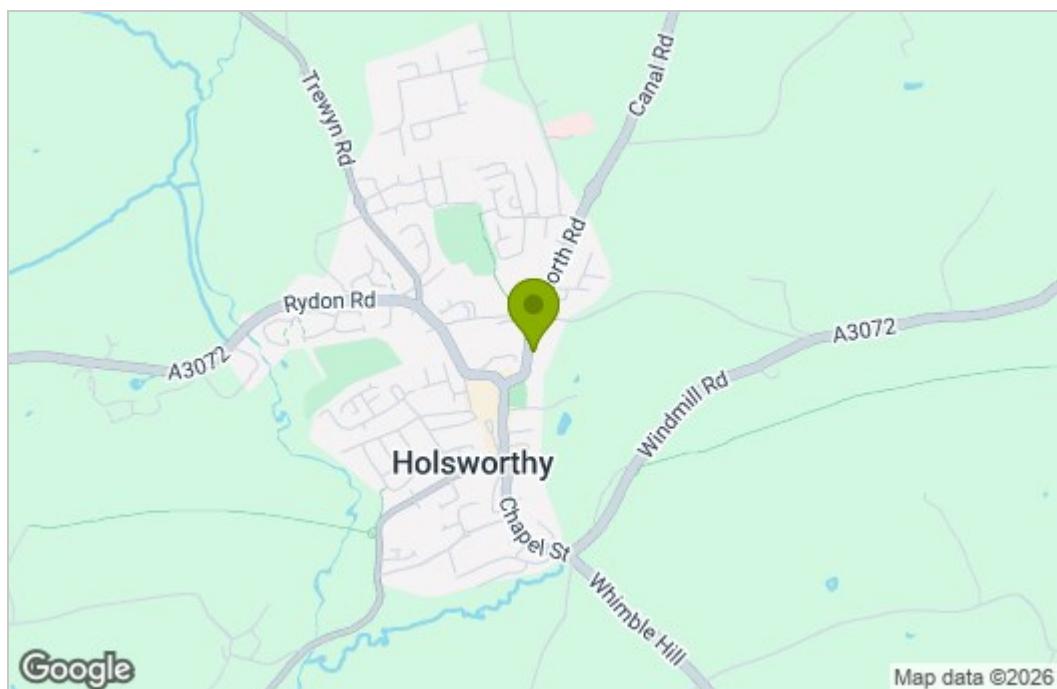
## Floor Plan

### First Floor

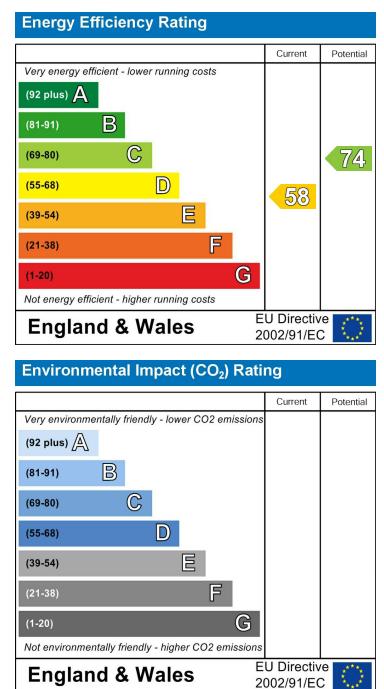


**Flat 5, The Elms, Holsworthy**

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.