















Flat 6 North Road, Holsworthy, EX22 6HB £600 Per Calendar Month

A one bedroom second floor flat, located on North Road, Holsworthy.

Description

A modern one bedroom 2nd Floor Flat located close to the centre of Holsworthy.

The property briefly consists of a kitchen, lounge, one bedroom, and a bathroom.

Additional Information:

The property is available unfurnished, with existing carpets/flooring and a cooker included. Heating is provided via a communal oil boiler Hot Water is provided by an immersion heater tank

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: £600 per calendar month (exclusive of bills and outgoings), payable monthly in advance.

Deposit: £692.30 – 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 £18,000, or provide a guarantor with an income of £21.600

Holding Deposit:

A holding deposit of £138.46 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.

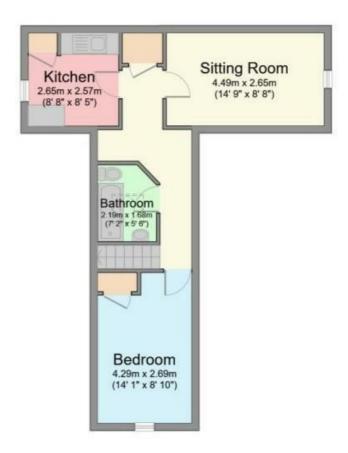
Legal Information:

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.



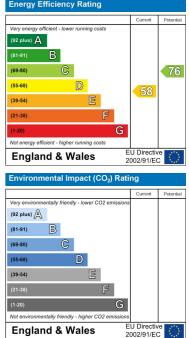
Second Floor

Floor area 45.0 sq.m. (484 sq.ft.) approx

Area Map

Rydon Rd A3072 Holsworthy A3072 Map data ©2025

Energy Efficiency Graph



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