



## **Beachside Factory Ope, Bideford, EX39 1QW**

**£995 Per Calendar Month**

Well-presented 3/4 bedroom townhouse arranged over three floors, located close to Appledore Quay. Features include open-plan living, a versatile study, gas central heating, and modern bathroom. Available part-furnished or unfurnished. Pets considered. £995 pcm. Available from 15th May 2026.

## Description

A well-presented 3/4 bedroom, three-storey townhouse located just a short distance from Appledore Quay.

The ground floor offers a useful study or storage room, suitable for home working or additional space. On the first floor, there is an open-plan lounge and kitchen/diner, providing a practical living area. The top floor comprises three bedrooms and a modern bathroom.

The property is available either part-furnished or unfurnished, with existing carpets/flooring and curtains included where applicable.

Gas central heating provides heating and hot water.

The property will be available for occupation from 15th May 2026.

## Key Information (Costs)

Monthly Rent: £995.00, payable in advance

Tenancy Deposit: £1,148.07 (equivalent to 5 weeks' rent)

Holding Deposit: £229.61 (equivalent to 1 week's rent)

This is paid to reserve the property and will be deducted from the first month's rent or tenancy deposit upon move-in. It is not an additional fee.

Total Move-In Cost (Example): £2,143.07

This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.

Council Tax Band: B

Utilities: Not included – the tenant will be responsible for all bills and outgoings

Parking: No parking included

Furnishing: Either part-furnished or unfurnished

## Tenancy Information

This property will be let on a periodic assured tenancy with no fixed term. The tenancy will continue on a rolling basis until ended by the tenant giving notice, or by the landlord in accordance with statutory grounds for possession.

## Pets

Pets will be considered, and consent will not be unreasonably withheld, subject to the suitability of the property.

## Tenant Requirements

All applicants will be subject to referencing and affordability checks. A household income of approximately £29,850 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £35,820 per annum).

## Fees and Deposits

In line with the Tenant Fees Act, no charges are payable for referencing, administration, or tenancy setup.

The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).

The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

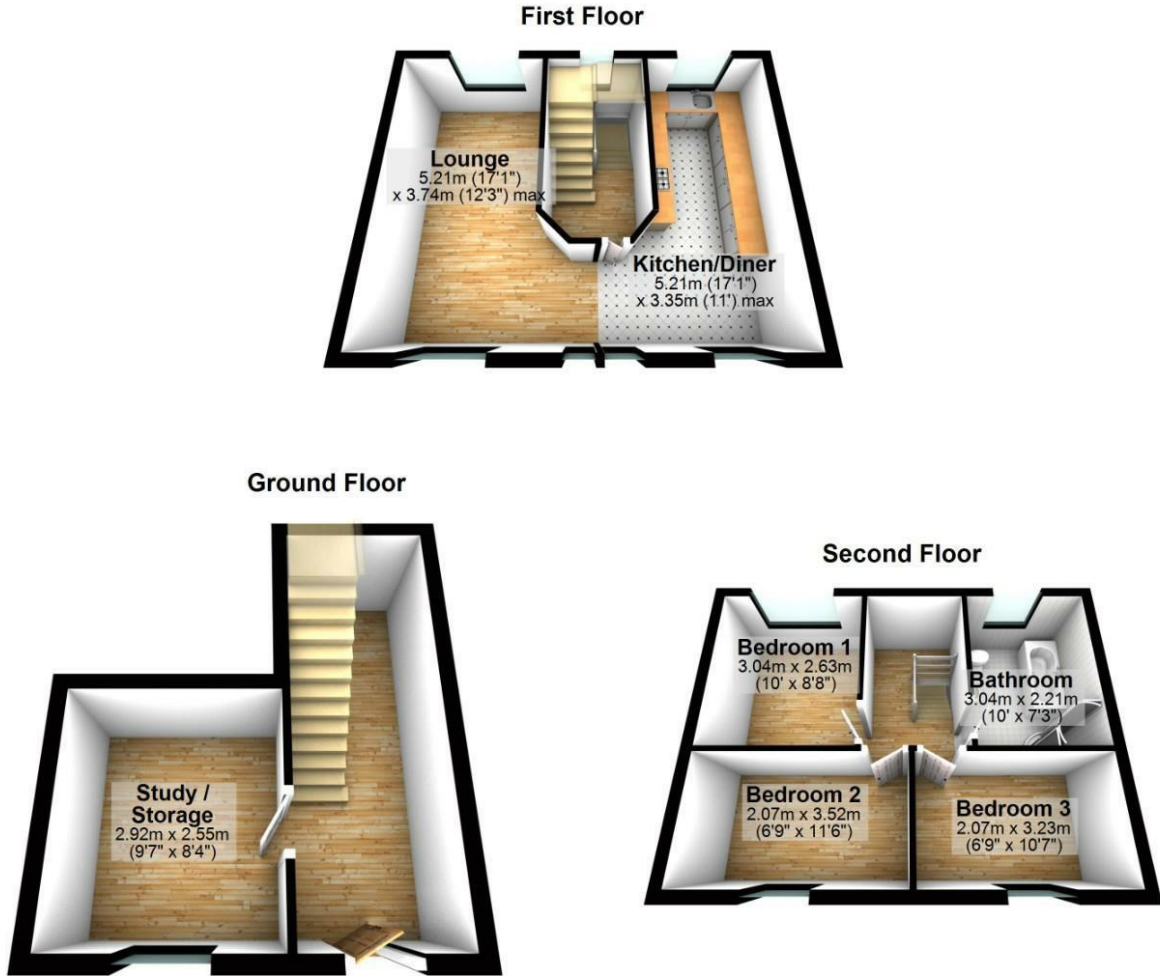
## Additional Information

Energy Performance Certificate (EPC) available on request.

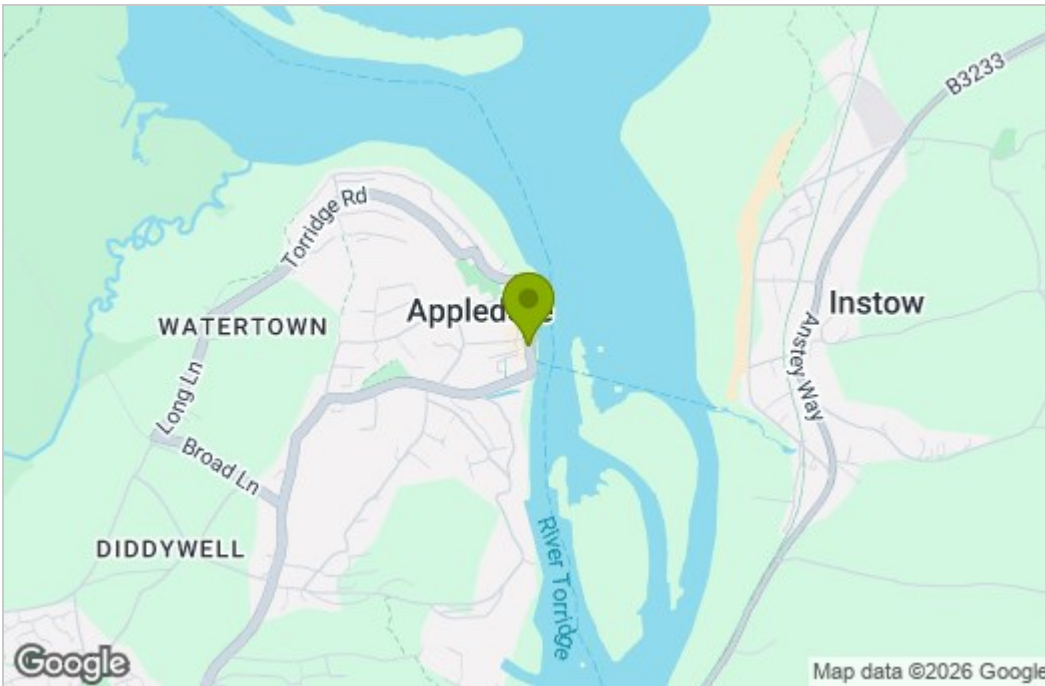
All measurements are approximate and provided for guidance only.

The marketing photos may be historic.

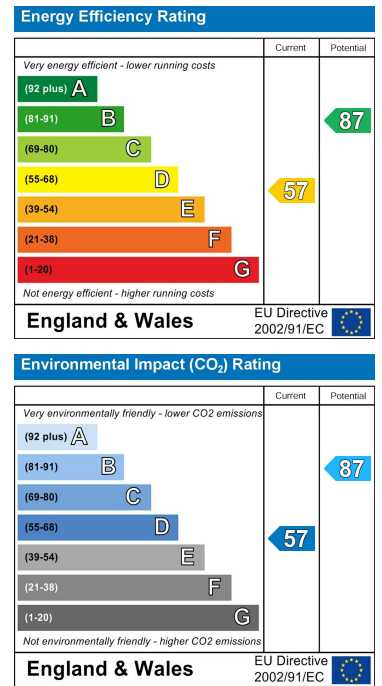
# Floor Plan



# Area Map



# Energy Efficiency Graph



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