



**Flat 3, 15 Larkstone Terrace, Ilfracombe, EX34 9NU**  
**£750 Per Calendar Month**

A well presented third floor 2 bedroom flat with sea views, located in Ilfracombe.

## Description

A well presented two bedroom third floor flat located on Larkstone Terrace, Ilfracombe.

The property consists of an open plan style kitchen/lounge with 2 bedrooms, a bathroom with shower above bath and a separate W.C.

The property is offered unfurnished, with existing carpets/flooring and curtains to remain.

Heating: Electric heaters. Water: charged at a rate of £35pcm per person, payable to the landlord.

The property will be available for occupation immediately.

## Key Information (Costs)

Monthly Rent: £750.00, payable in advance

Tenancy Deposit: £865.38 (equivalent to 5 week's rent)

Holding Deposit: £173.07 (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): £1,615.38

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

Council Tax Band: A

Utilities: Water charged at a rate of £35pcm per person for reasonable usage, payable monthly in advance.

Parking: No parking included

Furnishing: Unfurnished

Accessibility: Third floor property

## 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 £22,500 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £27,000. 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.

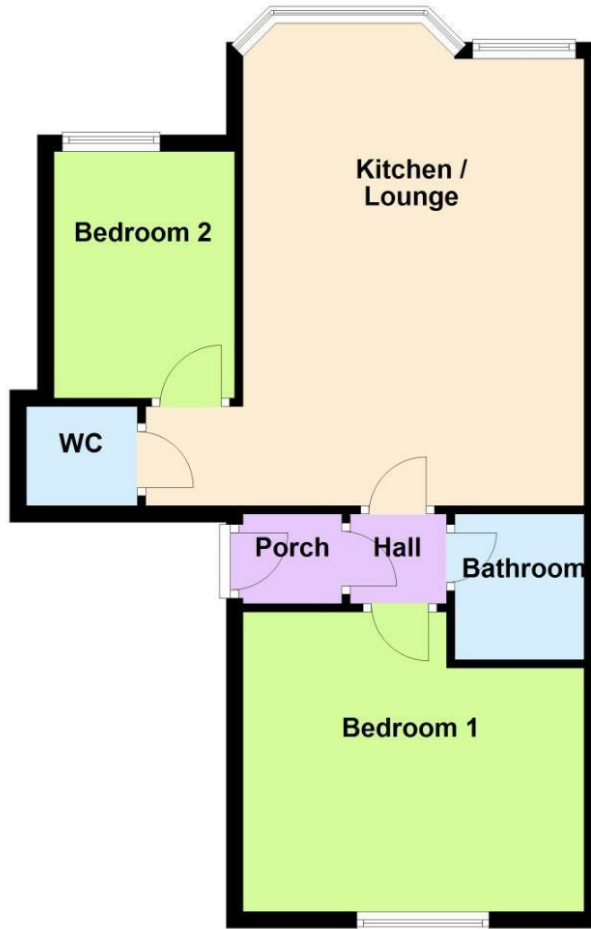
## Additional Information

Energy Performance Certificate (EPC) available on request.

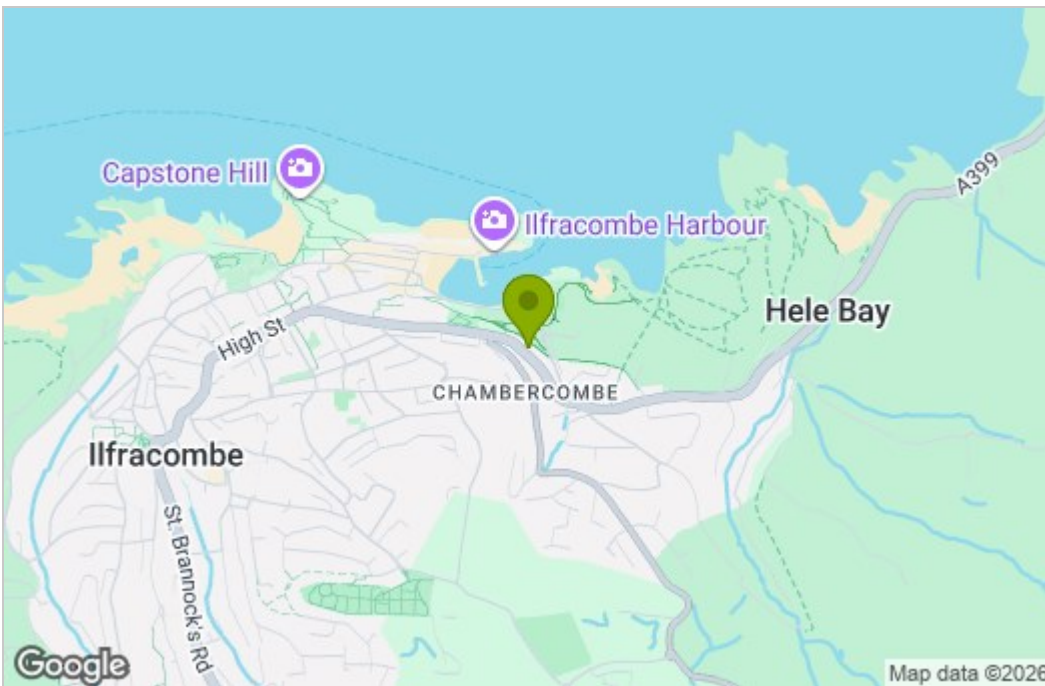
All measurements are approximate and provided for guidance only.

# Floor Plan

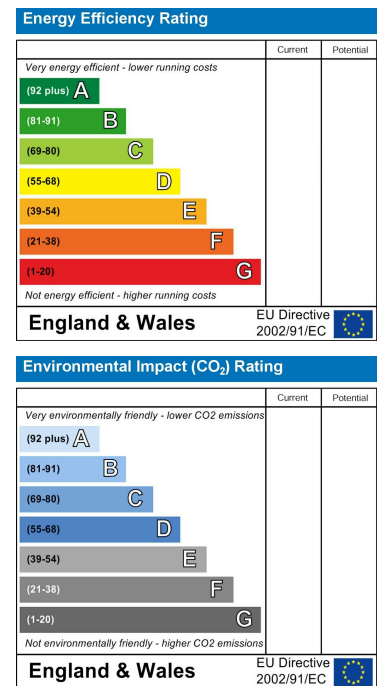
## Flat 3, 15 Larkstone Tce



# 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.

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