



**Flat 1, Cavendish House 9 Larkstone Terrace, Ilfracombe, EX34 9NU**  
**£775 Per Calendar Month**

A spacious lower ground floor three bedroom flat with sea views, located in Ilfracombe.

## DESCRIPTION

A spacious three bedroom, two bathroom lower ground floor flat located on Larkstone Terrace, Ilfracombe.

The property consists of a large lounge, kitchen, shower room, bathroom, and 3 bedrooms.

### Additional Information:

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

A Gas combi boiler provides heat and hot water.

The gas is charged at a fixed rate of £100pcm paid directly to the landlord.

### Restrictions:

Pet Considered - subject to additional rent (£15pcm for a cat, £25pcm for a dog), plus professional clean and flea treatment of carpets upon exit.

### Availability:

Available for occupation from 4th February 2026.

### Rent and Tenancy Details:

Rent: £775.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance

Deposit: £894.23, 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 six-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 £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:

The Council Tax is band A.

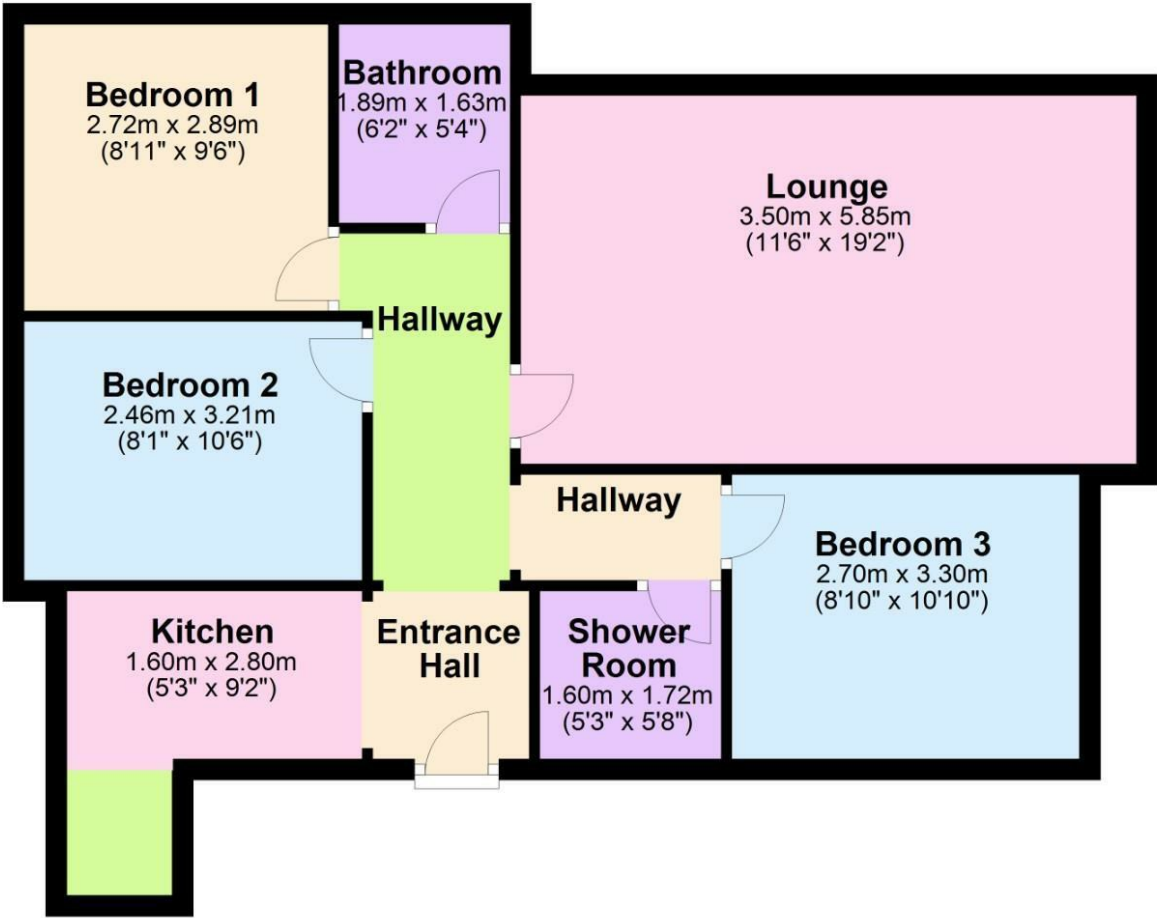
A full Energy Performance Certificate (EPC) is available upon request.

All measurements are approximate and provided as a guide only.

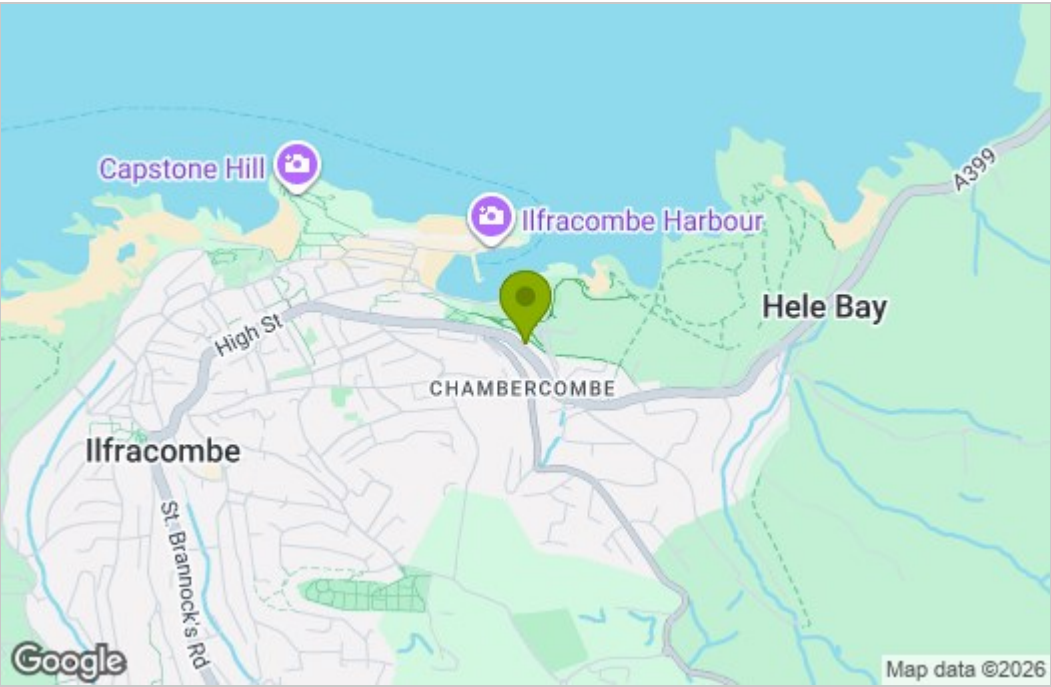
The marketing photos may be historic.

Floor Plan

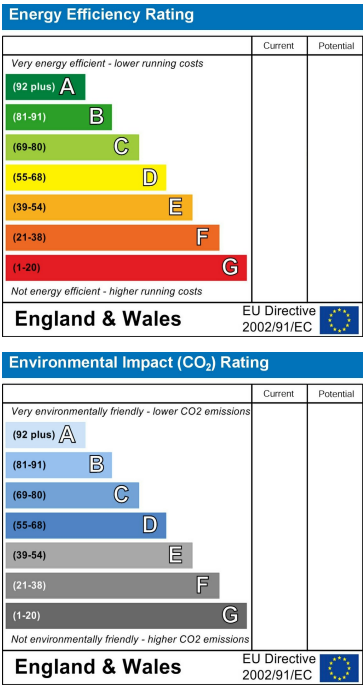
Ground Floor



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.