



Westbourne Villas Wilder Road, Ilfracombe, EX34 8AD

£895 Per Month

A two-bedroom apartment located within a well-managed block with elevator on Wilder Road, Ilfracombe.

Description

A two-bedroom apartment located within a well-managed block with elevator on Wilder Road, Ilfracombe.

This modern and well-presented apartment offers a spacious open-plan living area, with fitted kitchen appliances such as fridge, freezer, oven and washing machine. A master bedroom with en-suite shower room with bath, a second double bedroom, and a separate family bathroom. The apartment benefits from double glazing, energy-efficient electric heating (EPC Rating B), and is ideally situated for access to Ilfracombe's town centre and seafront.

Additional Information:

The property is available unfurnished with existing carpets and flooring to remain.

Master bedroom wardrobe will be staying.

Bedroom 2 furniture available if required.

All main services are connected. Heating and hot water are off gas mains.

No parking is included with the property.

Restrictions:

Strictly no pets.

No smoking.

Availability:

Available for occupation from 1st April 2026

Rent and Tenancy Details:

Rent: £895.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £1,032.69, registered with My Deposits in accordance with their terms and conditions. For more information on deposit protection, please visit www.mydeposits.co.uk.

The property will initially be let on a six-month Assured Shorthold Tenancy but is expected to be available as a long-term let, subject to the landlord's circumstances.

Tenant Requirements:

Applicants must demonstrate a minimum annual household income of £26,850 or provide a guarantor with an income of at least £32,160.

Holding Deposit:

A holding deposit of £206.53 is required to secure the property once a tenancy offer is accepted. This will be deducted from the main deposit at the start of the tenancy.

Legal Information:

In line with government legislation effective 1st June 2019, no fees can be charged to tenants for the creation or termination of a tenancy agreement.

Additional Notes:

Council Tax Band: B

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

All measurements are approximate and provided as a guide only.

Lounge 23'5" x 12'2" (7.16 x 3.71)

Kitchen 8'11" x 15'1" (2.73 x 4.62)

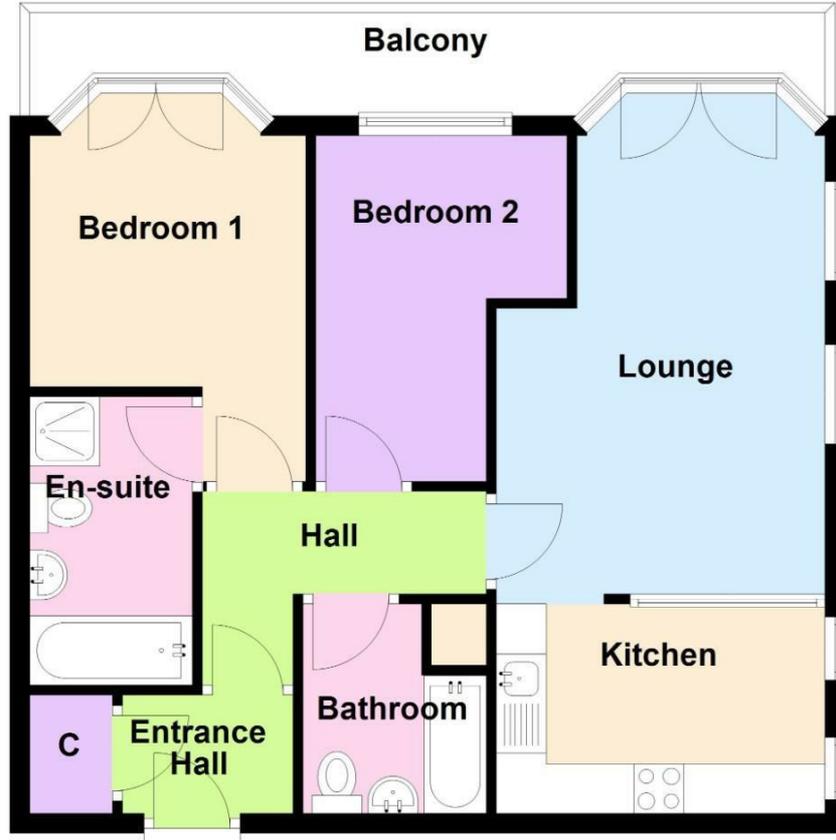
Bedroom 1 16'0" x 10'5" (4.89 x 3.20)

Ensuite 10'9" x 6'4" (3.28 x 1.94)

Bedroom 2 16'5" x 8'8" (5.02 x 2.65)

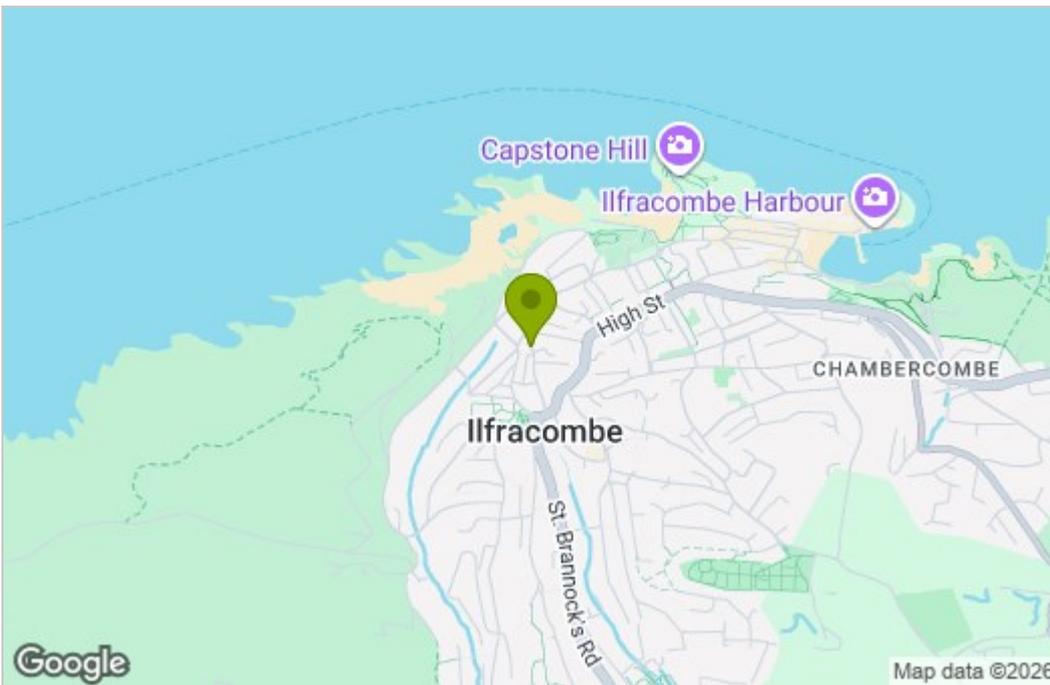
Bathroom 9'1" x 12'2" (2.77 x 3.71)

Floor Plan

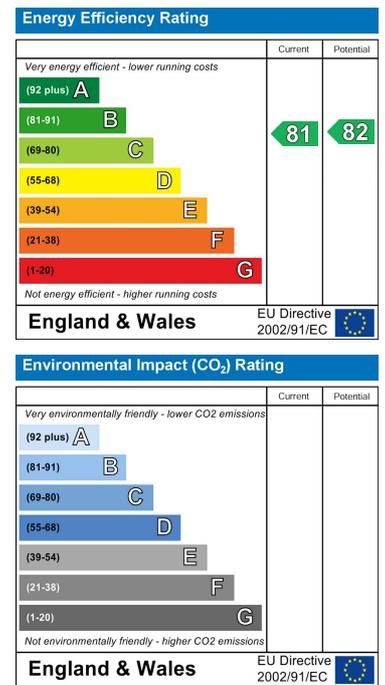


Flat 5, Westbourne Villas, Ilfracombe

Area Map



Energy Efficiency Graph



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