Collyers
PROPERTIES







£750 Per Calendar Month

2 Abbey Cottage Bull Hill, Pilton, Barnstaple, Devon, EX31 1QR

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A modern well presented two bedroom cottage in Pilton, within walking distance of the town centre and North Devon District Hospital.

Description

A modern two-bedroom cottage in the heart of Pilton, offering comfortable and practical living accommodation, comprising an open plan kitchen/living room complete with integrated oven, hob, extractor and washing machine. On the first floor there is a generously sized shower room, master double bedroom and a single 2nd bedroom.

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

Electric heating and hot water.

The property is available for occupation immediately.

Key Information (Costs)
Monthly Rent: £750.00, payable in advance
Tenancy Deposit: £865.38 (equivalent to 5 weeks' 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: Not included – the tenant will be responsible for all bills and outgoings
Parking: No parking included
Furnishing: 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 £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.
Please note photos may be historic.

Kitchen / Lounge Area

15'10" x 17'11" (4.84 x 5.48)
Accessed via modern composite front door. Windows to front and side elevation. Selection of kitchen units and night storage heater.

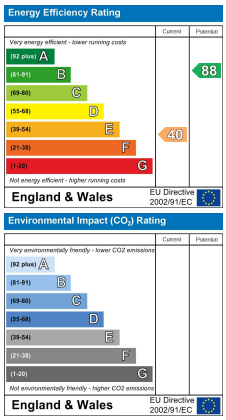
Bathroom

Bedroom 1

9'3" x 12'11" (2.82 x 3.94)

Bedroom 2

5'4" x 12'0" (1.64 x 3.68)



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