



Westbourne Villas Wilder Road, Ilfracombe, EX34 8AD
£895 Per Calendar Month

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

Description

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.

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

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

The property will be available for occupation from 1st October 2026.

Key Information (Costs)

Monthly Rent: £895.00 payable in advance

Tenancy Deposit: £1,032.69 (equivalent to 5 weeks' rent)

Holding Deposit: £206.53 (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): £1,927.69

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: Unfurnished

Accessibility: First floor property, lift available

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

Unfortunately, pets cannot be considered for this property, as the terms of the building's head lease/management regulations do not permit pets within the block.

Tenant Requirements

All applicants will be subject to referencing and affordability checks. A household income of approximately £26,850 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income

guideline £32,160 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.

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

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

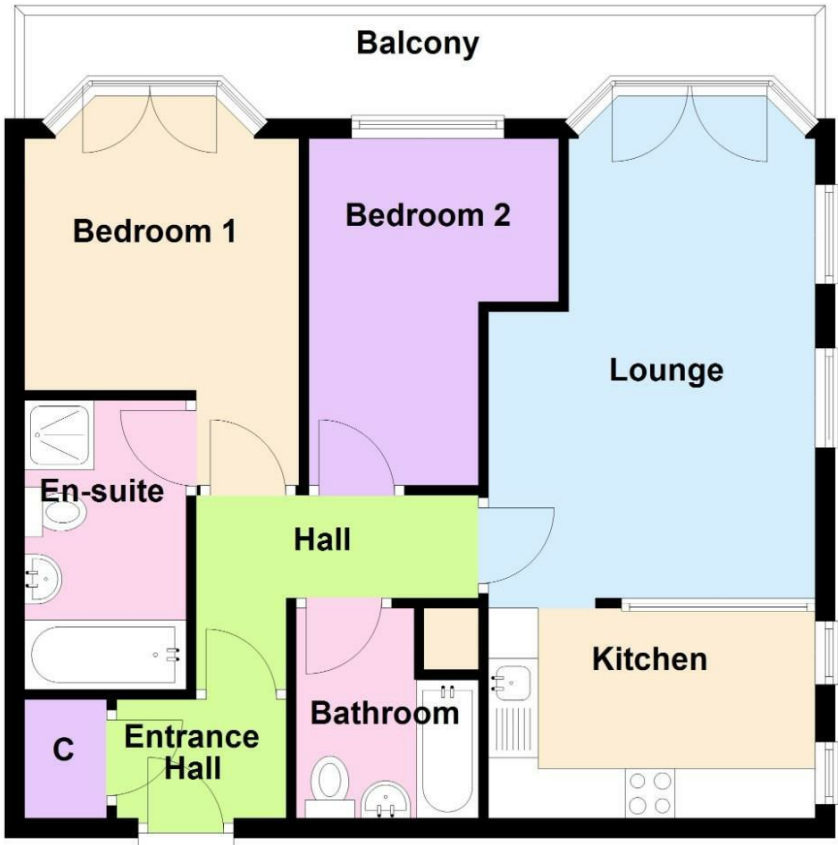
Bedroom 1 16'0" x 10'5" (4.89 x 3.20)

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

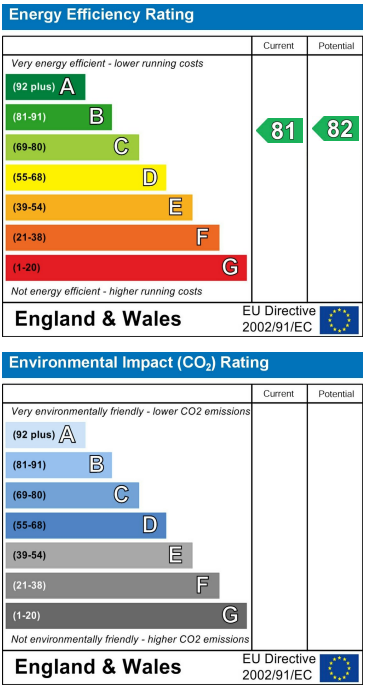


Flat 5, Westbourne Villas, Ilfracombe

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.