



47 Caen View, Braunton, EX33 1FE

£875 PCM

Indulge in modern living with this tastefully decorated 2-bedroom 2nd-floor apartment located in the popular village of Braunton.

Description

The apartment features an open-plan kitchen/living area, sleek kitchen units, double and single bedrooms, plus allocated parking and shared storage.

The property is available unfurnished

A Gas combi boiler provides heating and hot water

The water is metered with mains sewerage.

Strictly No Pets

Available for occupation from 10th April 2026

The rent for the property is £875 per calendar month, exclusive of all bills and outgoings and payable monthly in advance.

The property will be let on an initial six-month assured short-hold tenancy but it is envisaged that it will be available as a long let. This could be subject to change based on the landlords circumstances.

Tenants must be able to show an annual income of £26,250 or provide a guarantor that can show an income of £31,500

In addition to the first month's rent, a deposit of £1009.61 will be required. This will be registered with MyDeposits in accordance with their Terms and Conditions. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at www.mydeposits.co.uk

Government Legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees on this tenancy. However, a holding deposit of £201.92 is taken to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

The property is currently Band B for Council Tax.

EPC Rating - C

Please note that all measurements are only approximate and are purely given as a guide.

Open Plan Kitchen/Living Area 20'3" x 10'5" (6.17 x 3.18)

Spacious open plan kitchen area with built in Hotpoint Electric oven and Gas hob. The kitchen has a selection of high gloss cream mounted units, tiled splash back and space for a washing machine, dish washer and fridge freezer unit.

The division between the kitchen and living room is separated with a breakfast bar. Living area comprises of 2 radiators and TV point.

Master bedroom 15'4" x 10'11" (4.67 x 3.33)

Large room with double glazed window overlooking the front of the property

Bedroom 2 10'1" x 7'9" (3.07 x 2.36)

Double room with Double Glazed window overlooking the Caen.

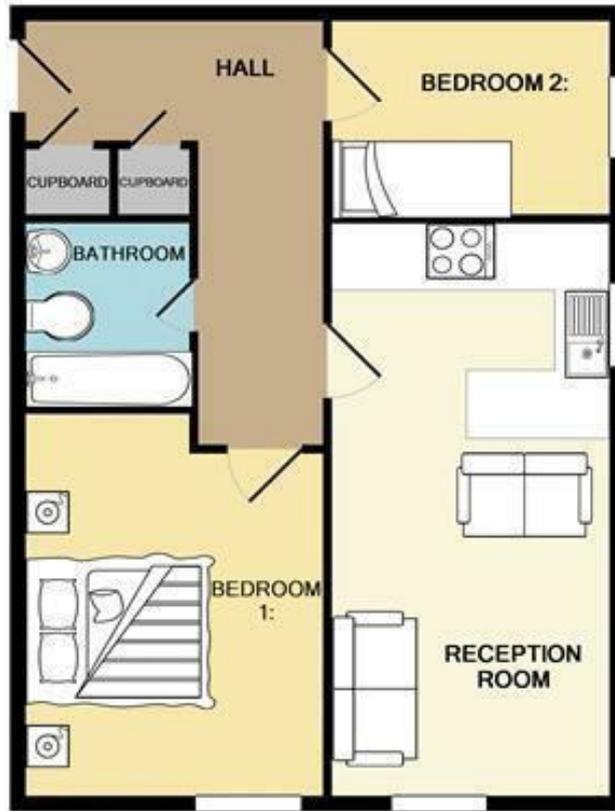
Bathroom 6'2" x 7'0" (1.88 x 2.13)

Fully fitted white 3 piece bathroom suite: WC, wash hand basin and shower over bath with glass shower surround. Part tiled walls. Electric razor power point.

Hallway

Storage cupboard. Radiators. Entry Phone.

Floor Plan

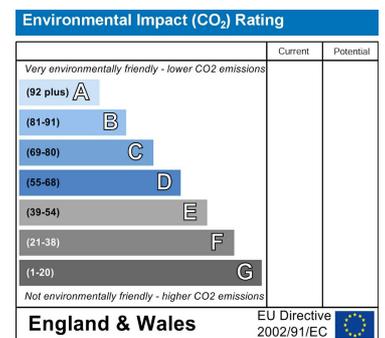
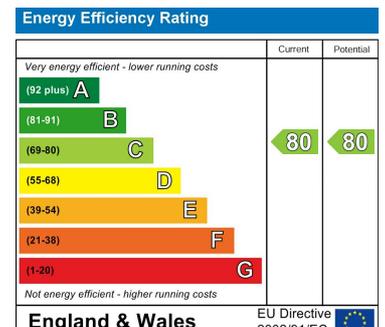


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2014

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.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
 Tel: 01271377237 Email: enquiries@collyers.biz
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP