



Flat 5, Eaton Villa Montpelier Road, Ilfracombe, EX34 9HP
£450 Per Calendar Month

A well-presented studio flat located on Montpelier Road, Ilfracombe.

Description

A first floor studio flat with parking, located a short walk from Ilfracombe High Street.

The property includes a lounge/bedroom with a kitchenette and en-suite shower room.

The property is available unfurnished with any existing carpets/flooring, fridge, cooker, and curtains to remain.

The property is available for occupation immediately.

Key Information (Costs)

Monthly Rent: £450.00 payable in advance

Tenancy Deposit: £519.23 (equivalent to 5 weeks' rent)

Holding Deposit: £103.84 (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): £969.23

This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.

Council Tax Band: A

Utilities: Fair water usage and WiFi included – the tenant will be responsible for all other bills and outgoings

Parking: Off-road parking for one car available

Furnishing: Unfurnished

Accessibility: First floor property

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 £13,500 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £16,200 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.

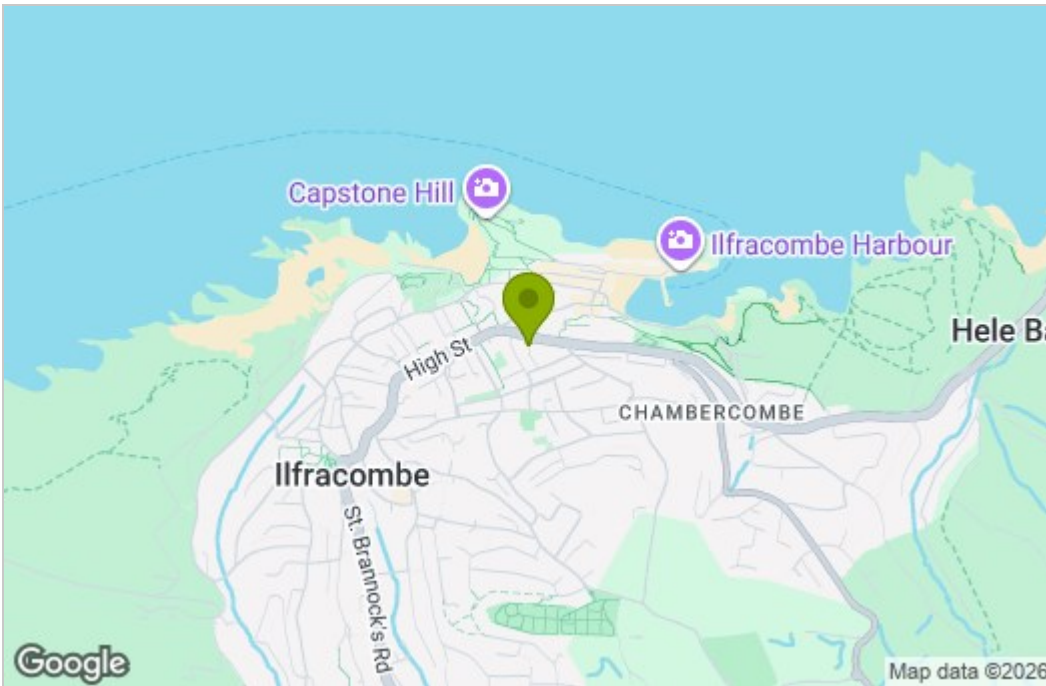
All measurements are approximate and provided for guidance only.

The marketing photos may be historic.

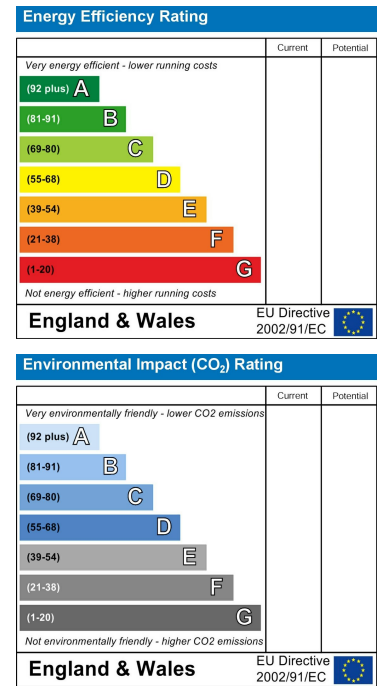
Flat 5, Eaton Villa



Area Map



Energy Efficiency Graph



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