



**The Cottage The Elms, North Road, Holsworthy, EX22 6HB**

**£875 Per Month**

A centrally located 2/3 bedroom cottage in Holsworthy, offering flexible ground-floor living, two first-floor double bedrooms, bathroom and shower room, and gas central heating. Pets considered. Available from 16th January 2026. Rent £875 pcm.

## Description

A charming and versatile 2–3 bedroom cottage located in the heart of Holsworthy, offering flexible accommodation across two floors and excellent access to local shops, amenities and services. This characterful home provides a range of reception spaces, making it ideal for couples, small families or those needing additional space for home working or hobbies.

The ground floor features an entrance hall, a family bathroom, a cosy lounge, a fitted kitchen, and a further room that could serve as a third bedroom, playroom, study or second reception room. Upstairs, the first-floor landing leads to a shower room and two comfortable double bedrooms.

The property benefits from gas central heating and a mix of double-glazed windows. There is communal parking available, though no allocated space. A public car park is located directly opposite, where residents can apply for an annual permit currently costing £360 per annum.

## Additional Information

Offered unfurnished, with existing flooring and window coverings to remain

Gas central heating

Flexible 2/3 bedroom layout

Situated in central Holsworthy close to shops and amenities

Allocated car parking space

Public car park opposite with resident permits (£360 per annum)

## Restrictions

Pets considered, subject to landlord approval

## Availability

Available for occupation from 16th March 2026

## Rent and Tenancy Details

Rent: £875.00 per calendar month, exclusive of all bills and outgoings

Deposit: £1,009.61 (equivalent to 5 weeks' rent), protected with My Deposits in accordance with their terms and conditions

Initially offered on a 6-month Assured Shorthold Tenancy, with the expectation of continuing

longer-term subject to the landlord's circumstances

## Tenant Requirements

Applicants must demonstrate an annual household income of £26,250, or provide a guarantor with a minimum income of £31,500.

## Holding Deposit

A holding deposit equivalent to one week's rent (£201.92) is required to secure the property once a tenancy offer is accepted. This will be deducted from the main deposit when the tenancy begins.

## Legal Information

In line with legislation introduced on 1st June 2019, no fees can be charged to tenants for setting up, renewing or ending a tenancy.

## Additional Notes

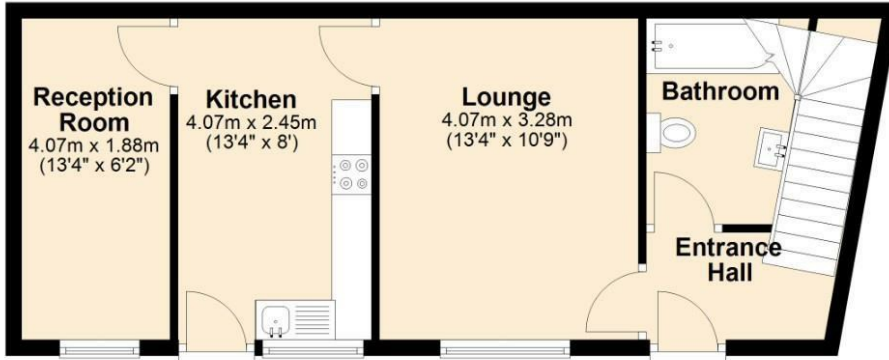
Council Tax Band: Awaiting banding (anticipated Band C)

EPC: E

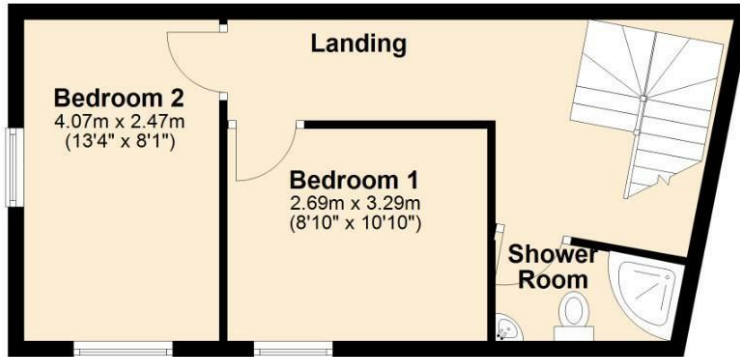
All measurements are approximate

# Floor Plan

## Ground Floor

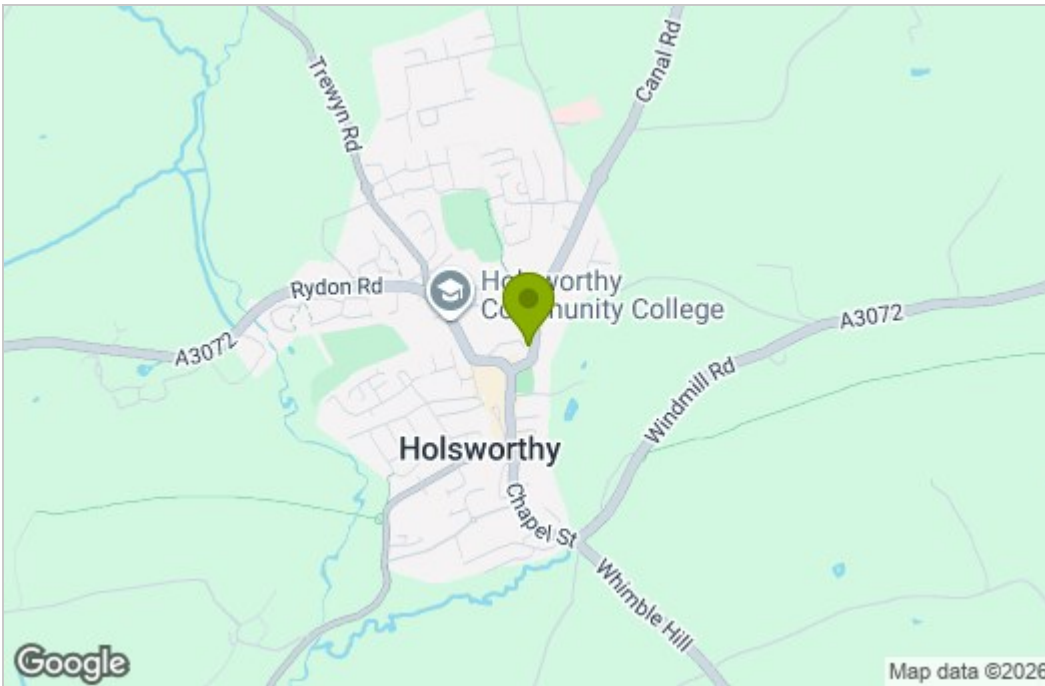


## First Floor

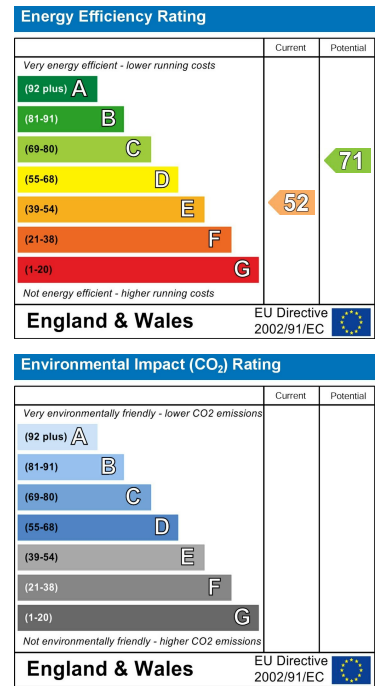


## The Cottage

## 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.

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