



APARTMENT 6
STONELEIGH PLACE

24 Wilder Road, Ilfracombe, Devon

£850 per month



SPACIOUS 2 BEDROOM MAISONETTE ON THE UPPER FLOOR IN THE CENTRE OF ILFRACOMBE. UNFURNISHED. AVAILABLE END SEPTEMBER.

Key Features

- MODERN AND CONVENIENT TWO BEDROOM MAINSONETTE
- CENTRAL LOCATION
- CLOSE TO LOCAL AMENITIES
- GOOD SIZED LIVING ROOM
- TWO DOUBLE BEDROOMS
- SEPERATE DINING ROOM
- UNFURNISHED
- AVAILABLE END OF SEPTEMBER
- EPC: D
- COUNCIL TAX BAND: B

Overview

Charming two-bedroom unfurnished maisonette boasts two reception rooms, providing ample space for comfortable living along with two well sized double bedrooms, family bathroom and a separate WC.

With a homely feel and bright, well-lit interiors, this apartment exudes warmth and character. This residence is perfect for those seeking a cosy yet spacious home. Enjoy the convenience of nearby amenities and transport links.

Available end of September for a long-term unfurnished tenancy.

EPC: D

Council Tax Band: B



Room Sizes

Second Floor

Entrance Hall

Lounge	10'10" x 7'7" (3.3m x 2.3m)
Kitchen	12'2" x 7'4" (3.7m x 2.24m)
Dining Room	12'2" x 4'10" (3.7m x 1.47m)
W.C.	4'5" x 2'5" (1.35m x 0.74m)

Third Floor Landing

Bedroom 1	14'3" x 12'1" (4.34m x 3.68m)
Bedroom 2	13'9" x 12'2" (4.2m x 3.7m)
Bathroom	5' x 4'9" (1.52m x 1.45m)

The Area

The town of Ilfracombe itself has a variety of small independent shops as well as larger supermarkets including Tesco, Lidl and Co-Op. There are schools for all ages, a health care centre, cottage hospital, theatre, post office and a bank. The picturesque seafront and harbour has further shops, bars and some fantastic restaurants. Wildersmouth Beach and the famous Victorian handcrafted Tunnels Beach are along the Esplanade which leads to the harbour area. The renowned artist Damien Hirst's influence can be felt by the addition of many art galleries which have appeared over recent years, together with his majestic 60' tall 'Verity' statue at the harbour mouth. Barnstaple, North Devon's main trading centre is approximately 12 miles away with many of the big-name shops and rail link to the intercity network at Tiverton. North Devon has a huge amount to offer with fabulous golden sands and surfing beaches at Woolacombe, Croyde and Saunton, just a short car ride away and Exmoor National Park is within easy reach and enjoys some breath-taking

Directions

Proceed from our offices in an easterly direction taking the first left hand turn into Northfield Road. Proceed down the hill and at the traffic lights turn left into Wilder Road. Continue along the road for approximately 50 yards where Stoneleigh Place will be found on the left hand side.

View this property

Please contact our Ilfracombe Lettings Office on 01271 863091

**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE LETTING AGENT.**



Viewing

Please contact our **Ilfracombe Lettings** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.

SERVICES:	Mains, electric, mains water and mains drainage connected.
REFERENCES:	Any tenancy is subject to referencing which will include a satisfactory credit check, landlord reference and verification that your income is greater than £25,500 (being 2.5 x gross yearly rent).
HOLDING DEPOSIT:	Equal to one week's rent of £196.15
TENANCY DEPOSITS OPTIONS:	A deposit equal to five weeks' rent being £980.76 or Service charge payable to Reposit (www.reposit.co.uk) of £196.15 (<i>Minimum fee £150.00</i>) Please ask for further information.
GENERAL NOTE:	Attics/eaves/cellars will not be included or form part of any tenancy.
PETS:	No pets without the express prior permission of the landlord, which will not be unreasonably withheld

BROADBAND AND MOBILE PHONE: We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

APPROVED TENANT CHARGES

The only payments you can expect in connection with a tenancy are: a) the rent; b) a refundable tenancy deposit capped at no more than five weeks' rent. This will be held in a Deposit Scheme as security for the performance of all obligations in connection with the tenancy for example in case of any damage at the end of the tenancy or a charge to an impendent company providing a deposit alternative service, if offered; c) a refundable holding deposit (to reserve a property) capped at no more than one week's rent. We can retain this holding deposit if you: • Provide false or misleading information which reasonably affects our decision to let the property to you (i.e. calls into question your suitability as a tenant, this can include your behaviour in providing the false or misleading information) • Fail a right to rent check • Withdraw from the proposed agreement (decide not to let) or Fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) when the landlord and/or agent has done so. Where we wish to retain the holding deposit, we will set out in writing the reason for this within 7 days of deciding not to enter the agreement or the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by a landlord or agent (unless otherwise agreed in writing); d) payments to change the tenancy when requested by the tenant (e.g. a change of sharer or permission to keep pets on the property) capped at £50 including VAT; e) payments associated with early termination of the tenancy, when requested by the tenant and agreed by the landlord. This would not exceed the financial loss that a landlord will suffer in permitting, or reasonable costs that have been incurred by the agent in arranging for, the tenant to leave early; f) payments in respect of utilities, communication services, TV licence and council tax; g) a default fee for late payment of rent and replacement of a lost key/security device.

For clarification we wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to rent, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>