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11 THE QUAY

Ilfracombe, Devon

£1,650 per month inc Water

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A UNIQUE OPPERTUNITY TO RENT A STYLISH, FULLY FURNISHED, 4-BEDROOM APARTMENT OVERLOOKING ILFRACOMBE HARBOUR.

Braunton Lettings Office: 9 The Square, Braunton, North Devon, EX33 2JF **Email:** brauntonlettings@webbers.co.uk

Key Features

- STYLISH MODERN DESIGN THROUGHOUT
- STUNNING COASTAL VIEWS
- A SPACIOUS LIVING ROOM
- SEPERATE KITCHEN AND DINING ROOM
- TWO BATHROOMS
- FOUR GOOD-SIZED BEDROOMS
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- AVAILABLE NOW
- WATER RATES INCLUDED

Overview

11 The Quay is somewhat of a landmark building in Ilfracombe being a modern and stylish property situated in one of the town's most sought-after locations sitting immediately adjacent to the picturesque harbour boasting wonderful views over the inner harbour towards Hillsborough and from the rear over the Bristol Channel and rugged coastline towards Wales in the distance.

THE FIRST FLOOR

The hallway has an attractive oak floor and leads out to the front of the building where there are two generous sized bedrooms on this floor, both of which have two pairs of French doors which open as Juliet balconies and which offer delightful views over the inner harbour and moored boats and across to the town and around to Hillsborough which shelters the bay. Bedroom 1 has a fireplace feature (nonfunctional) with a decorative surround. The large en suite bathroom is beautifully appointed and spacious having a bath as well as a separate walk-in shower cubicle. Bedroom 1 is set up as a double room whilst bedroom 2 is arranged with two single beds. The principal bathroom is well equipped and again has modern sanity ware which includes a bath and a separate walk-in shower.

THE SECOND FLOOR

The attractive staircase continues up to the second floor. There are two further large bedrooms with high beamed vaulted ceilings in both rooms. As with the bedrooms on the floor below, two pairs of French doors in each room forms Juliet balconies and again enjoys harbour side views. There are period features throughout the property and in bedroom 3 there is an ornamental cast iron fireplace (nonfunctional).

The apartment is let furnished.

Parking permits are available from North Devon District Council for the Cheyne Beach Car Park that sits to the rear of the property.





Room Sizes

Hallway

Kitchen – 14’5” x 12’3”

Dining Room – 8’10” x 11’8”

Living Room – 14’3” x 24’5”

Bathroom – 6’8” x 8’11”

Bedroom 1 – 14’10” x 17’7”

Bedroom 2 – 11’2” x 13’6”

Bedroom 3 – 13’2” x 17’7”

Bedroom 4 – 11’01” x 13’9”

Ensuite Bathroom -6’6” x 8’11”

The Area

North Devon has a huge amount to offer with the fabulous golden sand surfing beaches at Woolacombe, Croyde and Saunton just a short car ride away. The Exmoor National Park is also within easy reach and enjoys some breath-taking scenery and miles and miles of walking. North Devon’s main trading centre, Barnstaple, is approximately 12 miles away and has many of the big name shops. There is also a rail link to Exeter which then connects directly to the major stations in London. The main A361 North Devon Link road also connects from Barnstaple and joins the M5 at junction 27.

Directions

Applicants are advised to proceed from our offices in an easterly direction taking the first left hand turn into Northfield Road. At the bottom of Northfield Road turn right at the traffic lights into Wilder Road. Continue down Wilder Road passing the Landmark Theatre and into St. James Place and past St Phillip & St James Church. At the T Junction at the end of St. James Place turn left and follow the road around to the right and onto The Quay. Continue down the road for approximately 150 metres where number 11 will be found on the left-hand side.

View this property

Please contact our Braunton Lettings Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENT.

Viewing

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

SERVICES:	Mains gas and electric connected. Water rates included.
REFERENCES:	Any tenancy is subject to referencing which will include a satisfactory credit check, landlord reference and verification that your income is greater than £49,500 (being 2.5 x gross yearly rent).
HOLDING DEPOSIT:	Equal to one week's rent of £380.76
TENANCY DEPOSITS OPTIONS:	A deposit equal to five weeks' rent being £1,903.84 or Service charge payable to Reposit (www.reposit.co.uk) of £380.76. *(Minimum fee £150.00)* 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