Collyers
PROPERTIES









Flat 4, 11 Highfield Road, Ilfracombe, EX34 9LZ

£695 Per Calendar Month

A two bedroom second floor flat situated close to Ilfracombe town centre.

Description

A well-presented two-bedroom second floor flat offering comfortable and practical living accommodation, comprising an entrance hall leading up to a spacious landing. From the landing there is an open plan kitchen/ living area, 2 double bedroom's and a bathroom with a shower over the bath.

The property is offered unfurnished, with existing carpets/flooring and curtains to remain.

Gas Central Heating and Hot Water.

The property will be available for occupation from 6th January 2027.

Key Information (Costs)
Monthly Rent: £695.00, payable in advance
Tenancy Deposit: £801.92 (equivalent to 5 weeks' rent)
Holding Deposit: £160.38 (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): £1,496.92
This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.
Council Tax Band: A
Utilities: Not included – the tenant will be responsible for all bills and outgoings
Parking: No parking included
Furnishing: Unfurnished
Accessibility: Second 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.

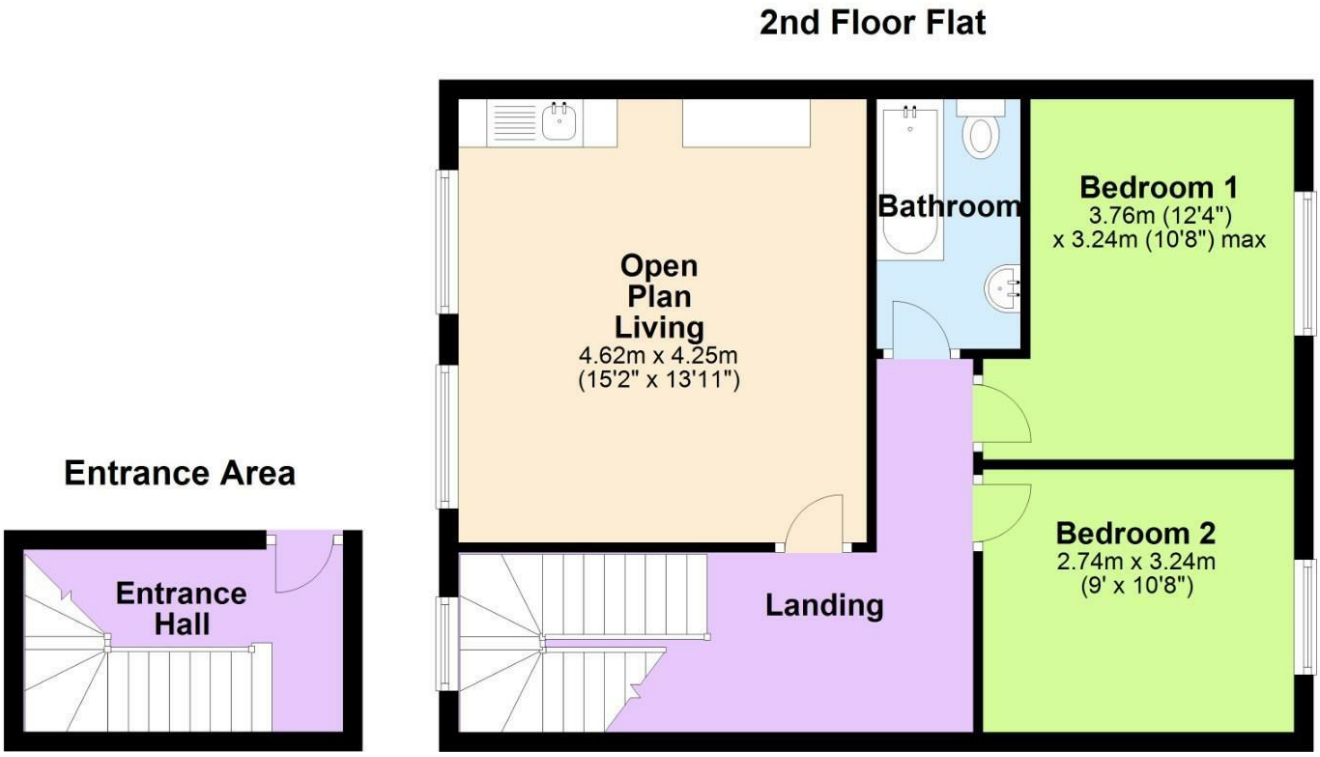
Pets
Pets will be considered, and consent will not be unreasonably withheld, subject to the suitability of the property.

Tenant Requirements
All applicants will be subject to referencing and affordability checks. A household income of approximately £20,850 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £25,020 per annum).

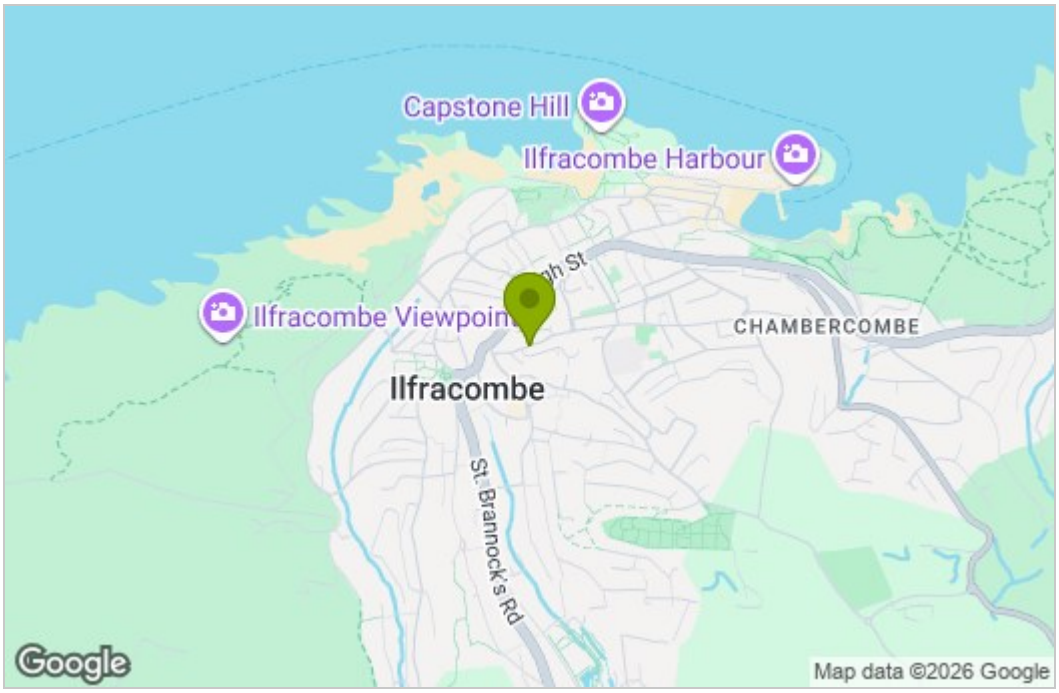
Fees and Deposits
In line with the Tenant Fees Act, no charges are payable for referencing, administration, or tenancy setup.
The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).
The holding deposit will be applied towards the first month's rent or tenancy 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.
Photographs are provided for illustrative purposes and may have been taken previously. Some images may have been digitally enhanced or edited, including through the use of AI; however, no alterations are intended to materially misrepresent the property. Prospective tenants are encouraged to view the property to satisfy themselves as to its current condition, appearance and contents.

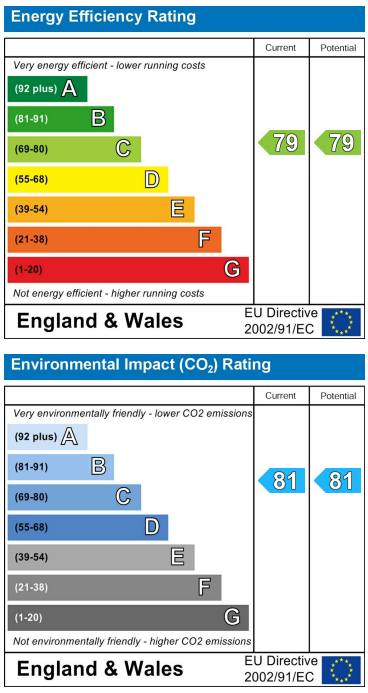
Floor Plan



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 firms 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