



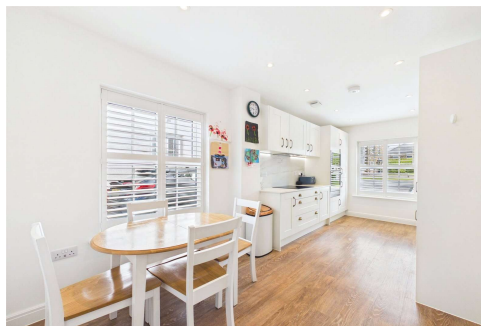
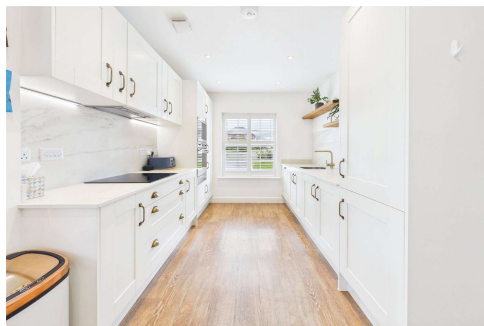
Bond
Oxborough
Phillips

Changing Lifestyles

3 Blackberry Lane
Kilkhampton
Bude
Cornwall
EX23 9FP



£1,200.00 PCM – Unfurnished
Deposit - £1,384.00



Changing Lifestyles

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budelettings@bopproperty.com

Situated within a popular modern development in the thriving North Cornish village of Kilkhampton, this beautifully presented three-bedroom semi-detached home offers stylish and energy-efficient rental accommodation, finished to a high standard throughout.

The property is thoughtfully arranged, with a welcoming entrance hall leading to a contemporary kitchen/dining room, fitted with sleek cabinetry and high-quality SMEG appliances. This space provides an excellent setting for everyday living and entertaining. The bright and spacious living room enjoys patio doors opening directly onto the rear garden, allowing plenty of natural light and easy access to the outdoor space. A ground floor cloakroom and useful storage, including bespoke under-stairs pull-outs, add further practicality.

On the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room with a monsoon shower, while the remaining bedrooms are served by a modern family bathroom. The accommodation is well suited to families, professionals, or those requiring additional space to work from home.

Externally, the property offers ample off-road parking for several vehicles, a detached garage, and a useful additional garden room positioned to the rear of the garage, ideal as a home office, studio, or hobby space. The generous southwest-facing rear garden is mainly laid to lawn with a patio area, providing an excellent space for outdoor dining and relaxation.

Further benefits include an air source heat pump, underfloor heating to the ground floor, and modern connectivity, helping to create a comfortable and efficient home.

The property is conveniently positioned within easy reach of Kilkhampton's local amenities, while the popular coastal town of Bude and the North Cornwall coastline are approximately five miles away.

**EPC Rating: B
Council Tax Band: C**

**RENT: £1,200.00 per calendar month
DEPOSIT: £1,384.00**

Property let as seen - available from the 24th July 2026 on a long term let.

A verifiable household income of at least £36,000.00 per annum is required to be considered.

References will be required.

Please Note Permitted Payments:

- Holding deposit, equivalent to one week's rent, to secure property. This will go towards the first month's rent providing that you do not withdraw from your application, do not provide inaccurate information, fail to disclose vital information or fail to proceed with the tenancy within a reasonable time frame.
- £50 Inc. VAT administration fee for any changes to the tenancy (when requested by the tenant).
- Early termination fee (only when agreed in writing from the landlord), £50 Inc. VAT administration fee plus any agreed reasonable costs (as agreed with landlord).
- Lost Keys / Security Devices, replacement will be charged at the reasonable cost to the tenant.
- Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date (activated from day 15 of rent arrears), charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made.

Bond Oxborough Phillips Holsworthy obtains Client Money protection through CMP (Client Money Protect).
Membership no: CMP003347

Bond Oxborough Phillips Holsworthy are members of The Property Ombudsman.
Membership No: R00193-6

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.