



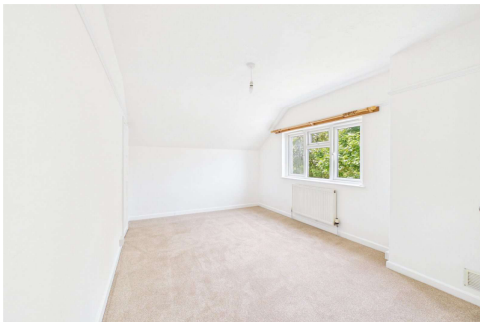
Bond
Oxborough
Phillips

Changing Lifestyles

1 White Lodge Estate
St. Gennys
Bude
Cornwall
EX23 0NW



£950 per month



Changing Lifestyles

01288 355 066
bude@boproperty.com

1 White Lodge Estate, St. Gennys, Bude, Cornwall, EX23 ONW

An opportunity to rent this spacious 3 bedroom end-of-terrace residence, occupying a generous plot within the sought-after rural parish of St. Gennys, close to the North Cornish coastline and within easy reach of the coastal town of Bude.

The property offers well-planned and versatile accommodation throughout, comprising an entrance hall, comfortable lounge, kitchen/diner providing an ideal space for everyday family living and entertaining, useful study, and a ground-floor WC. To the first floor are 3 bedrooms together with a family bathroom.

Externally, the property benefits from a particularly generous plot, providing ample scope for outdoor enjoyment, gardening and further enhancement. A substantial area of off-road parking adds to the practicality of the home and will appeal to households with multiple vehicles.

St. Gennys is a highly regarded rural parish surrounded by picturesque countryside and lying close to the dramatic North Cornwall coast. The nearby beaches and coves of Crackington Haven, Widemouth Bay and Bude provide excellent opportunities for coastal walks, surfing and outdoor pursuits, while Bude offers a comprehensive range of shopping, schooling, leisure and recreational facilities.

Entrance Hall - 4' x 7'6" (1.22m x 2.29m)

Lounge - 11'9" x 16'6" (3.58m x 5.03m)

Kitchen/Diner - 9'3" x 20'6" (2.82m x 6.25m)

Study - 9'7" x 6'7" (2.92m x 2m)

WC - 5'8" x 2'8" (1.73m x 0.81m)

Rear Porch - 3'8" x 2'10" (1.12m x 0.86m)

First Floor Landing - 9'1" x 7'7" (2.77m x 2.3m)

Bedroom 1 - 9'4" x 13'10" (2.84m x 4.22m)

Bedroom 2 - 11'9" x 8'7" (3.58m x 2.62m)

Bedroom 3 - 8'10" x 7'7" (2.7m x 2.3m)

Bathroom - 6'3" x 6'3" (1.9m x 1.9m)

Outside - The property is approached over a driveway/parking area, providing off-road parking and access through to the generous gardens. The gardens form a particularly attractive feature of the property, extending around the house and being principally laid to lawn, bordered by a mixture of mature hedging, established trees, shrubs and planted areas, creating a pleasant degree of privacy and greenery.

A pathway leads to the property, with further lawned garden areas to the side and rear, offering ample space for families,

outdoor seating and general enjoyment. The gardens are well established and enjoy a leafy setting, with a combination of open lawn, mature trees and enclosed boundaries, making them a superb feature of the home.

Agents Note - The property has a right of way across the rear of the property giving access to a gate for the neighbours.

EPC - Rating D.

Council Tax - Band B.

Rental Terms - RENT: £950.00 per calendar month

DEPOSIT: £1,096.15

Property let as seen - available immediately on a long term let.

A verifiable household income of at least £28,500.00 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 or 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.