



Bond
Oxborough
Phillips

Changing Lifestyles

April Cottage
Bowden
Stratton
Bude
Cornwall
EX23 9BH



£1,450.00 PCM - Unfurnished

£1,673.00 - Deposit



Changing Lifestyles

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An exciting opportunity to rent this extensively renovated 3-bedroom (1 ensuite) upside down detached house. This rental property offers immaculately presented accommodation throughout with an open plan kitchen lounge on the first floor leading to a large balcony area providing spectacular views over the surrounding countryside.

The property occupies a generous elevated plot in the sought after village of Stratton with off-road parking for three vehicles, landscaped front and rear gardens with a useful workshop/outbuilding. Available Mid November 2026. EPC C. Council Tax Band D.

Directions

From Bude town centre proceed out of the town towards Stratton. On reaching the A39 turn left signposted Bideford and after approximately ¼ of a mile take the right hand turn onto the A3072 into Stratton. Proceed down the hill passing the hospital on the right hand side and take the right hand turning into Union Hill. Turn immediately left into Bowden Lane and continue for approximately 250 yards, rising up the hill and turn right into a narrow lane (off a sharp left hand bend) whereupon April Cottage will be found on the left hand side.

- PROPERTY TO RENT
- 3 BEDROOM (1 ENSUITE) DETACHED HOUSE
- IMMACULATLY PRESENTED THROUGHOUT
- BALCONY OFFERING SUPERB COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE EDGE LOCATION
- GENEROUS LANDSCAPED FRONT AND REAR GARDENS
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D
- EPC RATING C
- AVAILABLE MID NOVEMBER 26

Rental Conditions

RENT: £1,450.00

DEPOSIT: £1,673.00

Property let as seen. Available Mid November 26.

A verifiable household income of at least £43,500.00 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 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.