Bond Oxborough Phillips

Changing Lifestyles

140 Elizabeth Road
Bude
Cornwall
EX23 8AJ



£1,300.00 pcm -Unfurnished

Deposit - £1,500.00







Changing Lifestyles

01409 254 238
holsworthy.rentals@boppproperty.com

140 Elizabeth Road, Bude, Cornwall, EX23 8AJ

Changing Lifestyles

An opportunity to rent a 4 bedroom (master en-suite) detached modern house. Generous enclosed rear gardens, off road parking, gas central heating and double-glazed windows. Integral garage and entrance driveway. Available mid-December. EPC D.

RENT: £1,300.00 PCM
DEPOSIT: £1,500.00

Property let as seen - available Mid-December 26

A verifiable household income of at least £39,000.00 per annum is required to be considered.

References will be required.

- PROPERTY TO RENT
- DETACHED HOUSE
- 4 BEDROOMS (1 EN-SUITE)
- GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CONVIENIENT LOCATION
- PVCU DOUBLE GLAZED & GAS CENTRAL HEATING
- AVAILABLE FROM MID DEC 26
- COUNCIL TAX = D
- EPC RATING = D

Directions

From Bude town centre proceed out of the town towards Stratton and turn left at the roundabout by Morrisions supermarket, continue for approximately 200 yards, follow the left-hand bend into Elizabeth Road and continue until number 140 will be found on the left-hand side shortly after the mini roundabout.



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 Bude obtains Client Money protection through CMP (Client Money Protect). Membership no: CMP003347

Bond Oxborough Phillips Bude 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.