Bond Oxborough Phillips

Changing Lifestyles

First Floor Flat
72 Victoria Road
Bude
Cornwall
EX23 8RH



£850.00 pcm – Unfurnished

Deposit - £980.00







Changing Lifestyles

01409 254 238
holsworthy.rentals@bopproperty.com

First Floor Flat, 72 Victoria Road, Bude, Cornwall, EX23 8RH

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Available to let is this 2 bed, 1st floor apartment in a most sought location within easy walking distance of Bude Town Centre and Beaches. The property benefits from spacious accommodation, modern kitchen, 2 bedrooms, gas central heating and double glazed windows. Available unfurnished from 7th December 2026 on a long term let . EPC Rating "D". Council Tax Band A.

- PROPERTY TO RENT
- FIRST FLOOR APARTMENT
- 2 BEDROOMS
- WALKING DISTANCE OF TOWN CENTRE & BEACHES
- ALLOCATED PARKING SPACE
- AVAILABLE FROM 07/12/2026
- LONG LET
- UNFURNISHED
- EPC "D"
- COUNCIL TAX BAND A

Directions

From Bude town centre proceed out of the town towards Flexbury along Golf House Road taking the next left hand turning into Downs View. Take the next right hand turn into Flexbury Avenue and then turn immediately left into Victoria Road where upon No 72 will be found on the right hand side.

RENT: £850.00 per calendar month
DEPOSIT: £980.00

Property let as seen - available from 07/12/2026 on a long term let.

A verifiable household income of at least £25,500.00 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.