Bond Oxborough Phillips

Changing Lifestyles

Tinney House
Pyworthy
Holsworthy
Devon
EX22 6LF



£2,250 per month - Unfurnished

£2,596 – Deposit







Changing Lifestyles

01409 254 238
holsworthy.rentals@boppproperty.com

Tinney House,
Pyworthy,
Holsworthy
Devon,
EX22 6LF

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Description

This beautiful double-fronted period property with its original features and spacious layout set in a peaceful, rural location provides six bedrooms, three bathrooms, two reception rooms, large kitchen, utility room, storage shed, parking, garden and benefits from oil fired central heating. This property is available immediately on a long term let. EPC D. Council Tax Banding to be confirmed. The property is transitioning from holiday-let use to residential use, and a Council Tax assessment is awaited.

Directions

From Holsworthy, proceed along Fore Street and take the right-hand turning into Bodmin Street. Continue for approximately 3.5 miles, without taking any turnings. At the sharp left-hand bend, turn right, following the sign for Bridgerule. After a short distance, turn left at the signpost for Tinney Waters.
Follow the road to a fork and take the left-hand road. The entrance to the property will be found shortly afterwards on your left-hand side.

Attributes

- LARGE PERIOD PROPERTY TO RENT
- PEACEFUL, RURAL LOCATION
- 6 BEDROOMS
- 2 RECEPTION ROOMS
- 3 BATHROOMS
- UTILITY ROOM
- GOOD SIZED GARDEN & PATIO AREAD
- STORAGE SHED
- PARKING
- LONG LET
- 1ST FEBRUARY 2027
- COUNCIL TAX BAND ASSESSMENT AWAITED
- EPC "D"

Rental Conditions

RENT: £2,250.00 per calendar month
DEPOSIT: £2,596.00

Property let as seen -available 1st February 2027

A verifiable household income of at least £67,500.00 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.