



Bond
Oxborough
Phillips

Changing Lifestyles

3 East Fairholme
Road
Bude
Cornwall
EX23 8HU



£1,300 per month Furnished



Changing Lifestyles

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3 East Fairholme Road, Bude, Cornwall, EX23 8HU

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FURNISHED - Situated in what is considered to be one of Bude's most popular and sought after residential areas, is this exciting opportunity to rent this well presented 4 bedroom detached home. The residence offers spacious and versatile accommodation whilst benefiting from PVCu double glazed windows throughout, and complemented by gas fired central heating. Landscaped enclosed rear gardens and off road parking Available from Mid-October 2025 on a winter let . EPC=C. Council Tax Band - E

The property enjoys a popular location lying a short distance away from local bathing beaches and the golf course and within walking distance of the town centre which supports a comprehensive range of shopping, schooling and recreational facilities. The market town of Holsworthy lies some 8 miles inland. The port and market town of Bideford is some 26 miles and the regional North Devon centre of Barnstaple is some 34 miles.

Entrance Porch - 6'10" x 4'5" (2.08m x 1.35m)

Entrance Hall - Storage cupboard housing mains gas boiler.

Kitchen - 12'2" x 10'2" (3.7m x 3.1m)

Modern base and wall units with wooden worktops over incorporating a stainless steel sink/drain unit with mixer tap. Under counter fridge and an range style cooker. Windows to front and side elevation with door to side.

Lounge/Dining Room - 25'10" x 12' (7.87m x 3.66m)

Windows and door to rear elevation leading onto garden room. Wood burning stove with slate hearth.

Garden Room - 23'9" x 6'2" (7.24m x 1.88m)

Sliding door to Garden.

Bedroom 1 - 12'7" x 7'11" (3.84m x 2.41m)

Window to rear elevation. Fitted wardrobes.

Bedroom 2 - 11'10" x 8'4" (3.6m x 2.54m)

Window to rear elevation.

Bedroom 3 - 12'4" x 9'6" (3.76m x 2.9m)

Window to front elevation. Fitted wardrobes.

Bedroom 4 - 8'5" x 6'2" (2.57m x 1.88m)

Window to rear elevation.

Bathroom - Comprising of a low level WC, pedestal hand wash basin and enclosed panel bath. Separate shower cubical with mains fed shower over. Airing cupboard housing immersion tank. Frosted window to front elevation.

Garden - The front of the property offers off road parking and pedestrian access either side of the property leading to the rear garden. The rear of the property benefits from a generous garden, mainly laid to lawn with mature apple tree and shrubs.

Council Tax - Band - E

EPC Rating - C

Rental Terms - RENT: £1300.00 PCM

DEPOSIT: £1500.00

Property let as seen and furnished -

A verifiable household income of at least £39,000.00 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 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

Directions

From Bude town centre proceed out of the town along Golf House Hill towards Flexbury, upon reaching Flexbury Church turn right into Flexbury Park Road and take the second right hand turning into East Fairholme Road. The property will be found within a short distance on the left hand side.

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.

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