



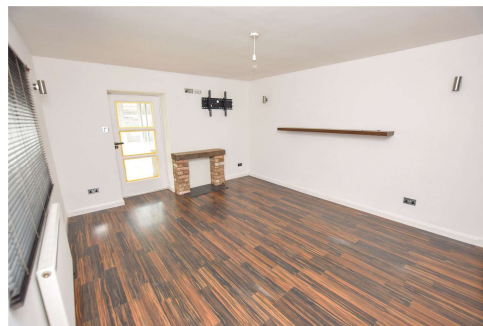
Bond
Oxborough
Phillips

Changing Lifestyles

Trelawney Cottage
25 Lynstone Road
Bude
Cornwall
EX23 8LR



£1,100.00 PCM – Unfurnished
Deposit - £1,269.00



Changing Lifestyles

01288 355 066
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Trelawney Cottage, 25 Lynstone Road,
Bude, Cornwall, EX23 8LR

Changing
Lifestyles

An opportunity to rent this well presented 2 bedroom detached property located within this popular coastal town, being a short walk to the town centre and local beaches. Off road parking, garage and enclosed rear garden. Viewings highly recommended. Offered on an unfurnished basis, long let available from the 1st April 2025. EPC – D . Council Tax band "B".

- 2 BEDROOM DETACHED HOUSE
- SHORT WALK FROM TOWN CENTRES AND BEACHES
- PARKING AND GARAGE
- AVAILABLE UNFURNISHED
- LONG TERM LET
- AVAILABLE FROM 01/04/2025
- EPC RATING - D
- COUNCIL TAX BAND "B"

The property occupies a prime position within walking distance of the town centre, beach, canal and coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.

Directions

From Bude town centre, proceed along The Strand and upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right and proceed up the hill into Lynstone Road whereupon the property will be found approximately half way up on the left hand side.

RENT: £1,100.00 per calendar month

DEPOSIT: £1,269.00

Property let as seen - available from 01/04/2025 on a long term let.

A verifiable household income of at least £33,00.00 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

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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