



Sanctuary Corner
Sanctuary Lane
Stratton
Bude
Cornwall
EX23 9DP



£1,300.00 PCM - Furnished
Deposit - £1,500.00



Changing Lifestyles

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An opportunity to rent this immaculate 3 bedroom, 2 bathroom detached bungalow in a tucked away position within the popular market village of Stratton. The property offers a private garden, off road parking and garage. Available from 21st April 2025 on a furnished and long term let. EPC D. Council Tax Band D.

- 3 BEDROOMS
- 2 BATHROOMS
- DETACHED BUNGALOW
- IMMACULATELY PRESENTED ACCOMMODATION THROUGHOUT
- GENEROUS GARDENS
- OFF ROAD PARKING
- GARAGE
- WALKING DISTANCE TO LOCAL AMENITIES
- LONG TERM LET
- FURNISHED

Directions- From Bude town centre continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, round a right hand bend past the hospital on the right hand side, continue on this road round a left hand bend over the bridge and take the turning on the left just after the Kings Arms Public House. Continue up Fore Street and take the right hand turning into Diddies Road proceed for approximately 500 yards and take a left hand turn into Sanctuary Lane whereupon Sanctuary Corner will be found on your right hand side.

**RENT: £1,300.00 per calendar month
DEPOSIT: £1,500.00**

Property let as seen - available from 21/04/2025 on a long term let.

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

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.