



Bond
Oxborough
Phillips

Changing Lifestyles

61 Bede Haven Close
Bude
Cornwall
EX23 8QF



£1,050 per month
Unfurnished



Changing Lifestyles

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Enjoying a pleasant location within walking distance of town and local amenities, an opportunity to rent this lovely 3 bedroom detached bungalow. Offering an entrance driveway with off road parking, garage, front garden and enclosed rear garden. Available immediately on a long term let, unfurnished. EPC TBC. Council Tax Band C.

The property is situated in a convenient position within this popular coastal town, which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall

Cloakroom - 4'10" x 4'4" (1.47m x 1.32m)

Living / Dining Room - 19'11" (6.07) (MAX) x 13' (3.96) (MAX)

Kitchen - 9'8" x 6'5" (2.95m x 1.96m)

Bedroom 1 - 13' x 9'8" (3.96m x 2.95m)

Bedroom 2 - 9'9" x 8'9" (2.97m x 2.67m)

Bedroom 3 - 6'5" x 7'4" (1.96m x 2.24m)

Bathroom - 6'5" x 5'9" (1.96m x 1.75m)

Garage - 16'3" x 8'2" (4.95m x 2.5m)

Outside - Driveway providing off road park to the front of the property. Enclosed rear garden with paved patio area.

Rental Terms - RENT: £1,050.00 per calendar month (includes WIFI)
DEPOSIT: £1,211.00

Property let as seen - available immediately on a long term let.

A verifiable household income of at least £31,500.00 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

Directions

From Bude town centre proceed out of the town along the Strand and turn left at the mini roundabout towards Stratton. Proceed for approximately ¼ mile and take the right hand turning into Kings hill opposite the Bude service station. Take the next left hand turn into Berries Avenue and immediately right into Bede Haven Close, continue for a short distance whereupon No 61 will be found 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.