



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Lower Kingford Farm  
Pancrasweek  
Holsworthy  
Devon  
EX22 7JX



**£1,750.00 PCM - Unfurnished**

**£2,019.00 Deposit**



Changing Lifestyles

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# Lower Kingford Farm, Pancrasweek, Holsworthy, Devon, EX22 7JX

## Changing Lifestyles

**A fantastic opportunity to rent this newly renovated 4 bedroom, 3 reception room, 2 bathroom Farmhouse finished to a brilliant standard, whilst also incorporating the original features.**

**The property benefits from an air source heat pump, underfloor heating downstairs, large Garage/Workshop, great sized garden and off parking for several vehicles. This Farmhouse is most certainly a desirable rental property and is available from the 7th August 2025 on a long term let. EPC = E.**

- NEWLEY RENOVATED
- ORIGINAL FEATURES
- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- LARGE GARAGE / WORKSHOP
- GOOD SIZED GARDEN
- OFF ROAD PARKING
- COUNCIL TAX BAND = TBC
- EPC RATING = E

### Directions

From Bude proceed out of the town towards Stratton, upon reaching the A39 turn left signposted Bideford and take the right hand turning onto the A3072 signposted Holsworthy. Continue through Red Post for approximately ½ mile and turn left signposted Kingford. Take this road and carry on over the bridge for approximately 1 mile whereupon the entrance to the property will be found along the road on the right 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.

**RENT: £1,750 PCM**

**DEPOSIT: £1,442.00**

Property let as seen - available 7th August 2025 on a long term let.

A verifiable household income of at least £52,500.00 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