



Bond
Oxborough
Phillips

Changing Lifestyles

28 Reden Road
Bude
Cornwall
EX23 8TP



£1,000 per month
Part Furnished



Changing Lifestyles

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An opportunity to rent this well presented 2 bedroom, 2 en suite, end of terrace property in this most sought after and convenient new development being a short walk from the local schools, amenities and beaches. The property is immaculately presented throughout and benefits from gas fired central heating and double glazed windows. The property briefly comprises of kitchen/diner, lounge, WC, 2 bedrooms both with en suite. The outside of the property offers an enclosed rear garden and 2 allocated parking spaces. Available from August. Part-furnished. EPC Rating – A. Council Tax Band – B.

Entrance Porch - 4'4" x 4'1" (1.32m x 1.24m)

WC - 3'5" x 5'2" (1.04m x 1.57m)

Living Room - 9'5" x 16'7" (2.87m x 5.05m)

Kitchen/Dining Room - 13'2" x 8'6" (4.01m x 2.6m)

First Floor landing

Bedroom 1 - 13'1" x 9'8" (4m x 2.95m)

En-Suite - 4'6" x 7'7" (1.37m x 2.3m)

Bedroom 2 - 10' x 8'10" (3.05m x 2.7m)

En-Suite - 2'10" x 8'8" (0.86m x 2.64m)

Outside - To the front of the property offers 2 allocated parking spaces and path providing access to the rear gardens. The rear garden is mainly laid to lawn with decking area perfect for al-fresco dining.

Directions

From Bude town centre proceed out of the town towards Stratton, continue passed Morrisons and upon reaching the A39 take the 1st exit at the roundabout entering Reden Road, continue along this road for approximately 500 yards whereupon the property will be found on the right hand side.

Rental Terms - RENT: £1000.00 per calendar month
DEPOSIT: £1250 payable prior to commencement of tenancy.
Property is available from August 2025, part-furnished.

A verifiable household income of at least £30,000 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

The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

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.