



Bond
Oxborough
Phillips

Changing Lifestyles

4 Glebe Court
Week St. Mary
Holsworthy
Cornwall
EX22 6UP



£1,100 per month



Changing Lifestyles

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4 Glebe Court, Week St. Mary, Holsworthy, Cornwall, EX22 6UP

Changing Lifestyles

A fantastic opportunity to acquire this 3 bedroom well presented home situated within the rural village of Week St Mary offering comfortable and versatile accommodation throughout. The property benefits from an enclosed low maintenance garden and garage. Available on a long term let. EPC: C. Council Tax Band: C

Entrance Hall

Kitchen/ Breakfast Room - 12'10" x 11'4" (3.9m x 3.45m)

Living Room/ Dining Room - 20'4" x 13' (6.2m x 3.96m)

Bedroom 3/ Study - 10'11" x 7'3" (3.33m x 2.2m)

Bathroom - 10'11" x 5'1" (3.33m x 1.55m)

First Floor landing

Bedroom 1 - 10'11" x 13' (3.33m x 3.96m)

Bedroom 2 - 10'7" x 13' (3.23m x 3.96m)

Garage - 12'9" x 12'7" (3.89m x 3.84m)

Electric roller garage door, power and light connected.

Outside - The property is approached via a shared entrance driveway providing access to the off road parking area and garage. To this side of the property is an enclosed gated courtyard area providing an outside seating area/ off road parking.

Directions

From the centre of Bude, proceed along Kings Hill to the A39, turning right towards Camelford. Continue for approximately 2½ miles and take the left hand turning at Box's Shop, signposted Week St. Mary. After approximately 1½ miles, turn right at the junction and follow the road into Week St Mary. Upon entering the centre of the village, turn right and proceed to the top of the hill, turning right after approximately 0.2 miles where 4 Glebe Court will be found immediately on the right.

Rental Terms - RENT: £1,100.00 per calendar month
DEPOSIT: £1,269.00

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

A verifiable household income of at least £33,000.00 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.