



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Atlantic Tides  
Stanbury Drive  
Bude  
Cornwall  
EX23 8TW

**£2,500 per month**  
**Unfurnished**



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)





- Striking contemporary detached home in an elevated position on the edge of Bude
- Four double bedrooms, including two with en-suite facilities
- Useful utility room off the kitchen with access to the garden
- Large gardens laid mainly to lawn, ideal for families
- Private driveway providing ample off-road parking
- Detached double garage with power and lighting
- Far-reaching countryside outlook
- Convenient location within easy reach of Bude's town centre, beaches and schools
- Long-term let available from end of November 2025



The property occupies a prime position within walking distance of the Crescent post office, town centre, beach, canal, Efford Downs and onto the South West coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty, popular bathing beaches and open air sea pool. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.



Atlantic Tides, Stanbury Drive, Bude, Cornwall, EX23 8TW

## Changing Lifestyles

**Positioned in an elevated setting on the edge of Bude, Atlantic Tides is a striking contemporary home offering generous and versatile accommodation throughout.**

**This impressive property features four double bedrooms, two of which benefit from en-suite facilities, alongside a superb open-plan kitchen and dining space with vaulted ceilings and full-height glazing that fills the home with natural light. Off the kitchen is a useful utility room providing additional storage and appliance space, ideal for busy family life. A separate living room provides a comfortable retreat, perfect for relaxing or entertaining.**

**Externally, the property is approached via a private driveway leading to a double garage and ample parking. The large enclosed gardens wrap around the home, offering plenty of outdoor space for families to enjoy.**

**Conveniently located within easy reach of Bude's town centre, beaches, and schools, this exceptional property provides a rare opportunity to rent a modern family home of this calibre for the long term.**

### Entrance Hall

**Bedroom 3** - 10'4" x 11'9" (3.15m x 3.58m)

**Bedroom 4** - 10'6" x 9'6" (3.2m x 2.9m)

**Family Bathroom** - 7'11" x 8'1" (2.41m x 2.46m)

### Landing

**Kitchen/Dining Room** - 16'2" x 21'7" (4.93m x 6.58m)

**Utility Room** - 4'10" x 9'6" (1.47m x 2.9m)

**Living Room** - 21'6" x 15' (6.55m x 4.57m)

**WC** - 7'5" x 4'8" (2.26m x 1.42m)

**Bedroom 1** - 10'5" x 11'4" (3.18m x 3.45m)

**En-Suite** - 7' x 6'7" (2.13m x 2m)

**Bedroom 2** - 10'5" x 11'3" (3.18m x 3.43m)

**En-Suite** - 6'11" x 5'4" (2.1m x 1.63m)

### Balcony

**Outside** - The property is approached via a private gravelled driveway, accessed through brick pillared entrance gates, leading to an extensive parking area and a double garage with power and lighting. The surrounding gardens are a real feature of the property, laid mainly to lawn and enclosed by timber fencing to provide a high degree of privacy and security.

A large paved terrace extends along the rear of the house, offering an ideal space for outdoor dining and entertaining. The generous plot provides ample room for families to enjoy and easy access around the property, with pathways connecting the front and rear areas for convenience.

**EPC** - Rating B.

**Council Tax** - Band F.

**Rental Terms** - The rent for the property is £2,500.00 per calendar month, payable monthly in advance.

The property will be let on a six month assured shorthold tenancy and on a unfurnished basis. In addition to the first months rent a deposit of £2885 will be required.

The property will be available from the end of November 2025. Water usage is metered and billed quarterly based on readings taken by a neighbouring property.

A verifiable household income of at least £75,000 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 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

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## Directions

From Bude town centre, proceed along The Strand and upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right, proceed for a short distance, turning right into Arundel Terrace prior to going up the hill towards Widemouth. Continue straight and after a short distance Atlantic Tides will be found in the left hand side.

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		