



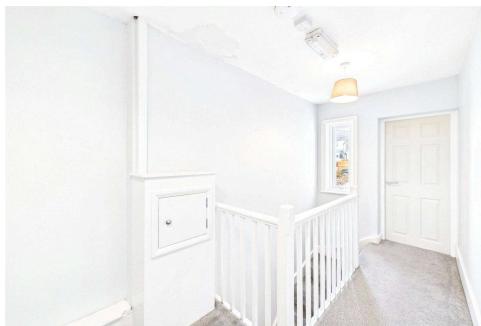
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

22 Queen Street  
Bude  
Cornwall  
EX23 8BB



**£650 per month**  
**Unfurnished**



**Changing Lifestyles**

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

**An exciting opportunity to rent this Rental Terms - RENT: £650.00 PCM  
immaculate first floor 1 bedroom apartment  
enjoying a prime location in the centre of this  
sought after thriving coastal town. Viewings  
strictly by appointment with Bond Oxborough  
Phillips. Available from March 2026. Flat EPC D.  
Council Tax Band A.**

DEPOSIT: £750.00

Property is let as seen - available from 01/03/2026 on a long let.

A verifiable household income of at least £19,500.00 per annum is required to be considered.

## The Apartment

**Entrance Hall** - 13'6" x 3'5" (4.11m x 1.04m)

## First Floor Landing

**Lounge/Diner** - 12'2" x 10'6" (3.7m x 3.2m)

**Kitchen** - 9' x 7'9" (2.74m x 2.36m)

**Bedroom** - 13'1" x 8'4" (4m x 2.54m)

**Bathroom** - 7'9" x 7'6" (2.36m x 2.29m)

**EPC** - Rating D.

**Council Tax** - Band A.

Bude itself is a popular coastal town providing an extensive shopping area for its local inhabitants and with its surrounding hinterland attracting a wide influx of holiday makers throughout the summer season generating further trade. The premises are ideal for a wide range of retail purposes whilst boasting considered potential for alteration to other uses subject to any necessary local authority consents. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole Links Golf Course and fully equipped leisure centre. The bustling 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.

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.

## Directions

From Bond Oxborough Phillips office turn left and proceed down Queen Street, where upon the premises can be found on your left hand side.

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.