



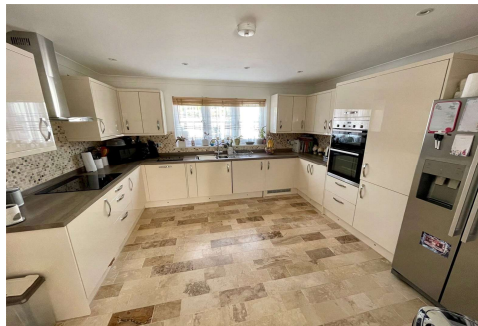
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Bay Tree Mews  
Stratton  
Bude  
Cornwall  
EX23 9FD



**Rent: £1,150.00 PCM Unfurnished**  
**Deposit: £1,326.00**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

4 Bay Tree Mews, Stratton, Bude, Cornwall, EX23 9FD

# Changing Lifestyles

**An opportunity to rent this well presented, 3 bedroom (1 en-suite), semi-detached house in a small development located within a desirable village steeped in history. Level rear gardens with frontage onto the River Neet, double glazed windows, and mains gas central heating with underfloor heating on the ground floor. Front driveway with parking area for 3 vehicles. EPC=B**

- PROPERTY TO RENT
- SEMI-DETACHED HOUSE
- 3 BEDROOMS (1 ENSUITE)
- VILLAGE LOCATION
- GAS CENTRAL HEATING & DOUBLE GLAZED
- REAR GARDEN WITH RIVER FRONTAGE ONTO THE RIVER NEET
- OFF ROAD PARKING FOR 3 VEHICLES
- AVAILABLE FROM THE MIDDLE OF AUGUST 2022
- COUNCIL BAND 'B' (please note this council band may be subject to reassessment)

**Agents Note:** Please note these photographs were taken prior to the current tenancy.

## Directions

From Bude town centre proceed out of the town along The Strand, turning left at the mini-roundabout towards Stratton. Upon reaching the A39, turn left signposted Bideford and take the right hand turning signposted Holsworthy on the A3072. Follow the road leading down into the village and just before the bridge, the entrance to Bay Tree Mews will be found on the left hand side.



**RENT:** £1,150.00 **PCM**

**DEPOSIT:** £1,326.00

**Property let as seen - available from the start of May 2026.**

**A verifiable household income of at least £34,500.00 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 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.

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