



Bond
Oxborough
Phillips

Changing Lifestyles

1 Hersham Court
Hersham
Bude
Cornwall
EX23 9LZ



£1,200 per month Unfurnished



Changing Lifestyles

01288 355 066
bude@boproperty.com

An exciting opportunity to rent is this very well presented, spacious 4 bedroom (1 en-suite) converted barn with stunning far reaching countryside views, off road parking, garage and a large garden. Sought after location within a short drive of Bude Town and Local Beaches. Available from the start of May on a long let. EPC D. Council Tax Band D.

Living room - 17'6" x 14' (5.33m x 4.27m)

Dining room - 15'4" x 14'5" (4.67m x 4.4m)

Kitchen - 14'3" x 10'3" (4.34m x 3.12m)

Utility - 9'2" x 3'10" (2.8m x 1.17m)

Bedroom 1 - 14'5" x 11'6" (4.4m x 3.5m)

Bedroom 2 - 8'2" x 8'2" (2.5m x 2.5m)

Bedroom 3 - 13'11" x 10'7" (4.24m x 3.23m)

Bedroom 4 - 14'9" x 9'9" (4.5m x 2.97m)

Bathroom - 7'11" x 5'6" (2.41m x 1.68m)

WC

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left sign posted Bideford, take the right hand turning onto the A3072 towards Holsworthy and continue for approximately 3 miles and take the left hand turning at Red Post towards Kilhampton. Proceed for approximately 1½ miles and take the left hand turning at Hersham Cross sign posted Stratton whereupon the Hersham Court will be found within a short distance on the left hand side

Rental terms - RENT: £1,200.00 PCM
DEPOSIT: £1,384.00

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

A verifiable household income of at least £36,000.00 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.