



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 11
Morwenna House 4-6
Summerleaze Crescent
Bude
Cornwall
EX23 8HE



£950 per month Unfurnished



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01288 355 066
bude@boproperty.com

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Cornwall, EX23 8HE

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An immaculately presented 2 bedroom second floor apartment enjoying a most convenient location in the centre of the town close to the beaches and coast paths.

Comfortable living space throughout with the benefit of double glazed windows complemented by gas central heating. Communal front and rear gardens, allocated parking space. Available start - mid May 2026. Unfurnished. EPC B. Council Tax B.

Rental terms - The rent for the property is £950.00 per calendar month, payable monthly in advance.

The property will be let on a unfurnished basis. In addition to the first months rent a deposit of £1096.00 will be required.

A verifiable household income of at least £28,500 per annum is required to be considered.

References will be required.

Communal Entrance Hall - Audio intercom entry system, stairs and lift to all floors.

Reception Hall - Built-in storage cupboard, audio intercom entry system.

Open Plan Living Room With Kitchen - 22'7" (6.88) x 14' (4.27) Maximum Dimensions

Glazed French doors with Juliet balcony and window enjoying far reaching views. Fully fitted kitchen area with base and wall mounted cupboards with work surfaces incorporating stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with built-in oven and extractor above. Integrated fridge, dishwasher and washing machine.

Bedroom 1 - 13'6" x 12'5" (4.11m x 3.78m)

Built-in wardrobe and shelving, Velux rooflight.

Bedroom 2 - 14'8" (4.47) x 9'5" (2.87) Maximum

Built-in wardrobe and shelving, window to rear.

Bathroom - 10'1" x 5'7" (3.07m x 1.7m)

Built-in airing cupboard housing hot water cylinder, fitted suite comprising close coupled WC and wash hand basin, panelled bath with built-in shower unit and mixer taps.

Outside - Allocated parking space, communal front and rear gardens, cycle storage facility and refuse area.

Directions

From our Bude office turn right towards the end of Queen Street and then left into Princes Street towards the Post Office. Upon reaching Belle Vue take the right hand turning along Morwenna Terrace, followed by a left into Summerleaze Crescent whereupon Morwenna House will be found within approximately 150 yards on the right hand side.

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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