



Bond
Oxborough
Phillips

Changing Lifestyles

Hillcrest
Crackington Haven
Bude
Cornwall
EX23 0JS



£1,350 per month
Unfurnished



Changing Lifestyles

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An opportunity to rent this exciting refurbished and newly extended, 4 bedroom detached bungalow occupying a generous plot of approximately 0.15 acres situated with easy access to Crackington Haven Beach and the A39. The residence is superbly presented throughout with a large gravel entrance driveway providing ample off road parking leading to garage and adjoining front garden. Generous enclosed rear garden laid principally to lawn. EPC D. Council Tax Band C.

Entrance Hall

Kitchen/Dining Room - 19'2" x 10'3" (5.84m x 3.12m)

Living Room - 17'2" x 13'9" (5.23m x 4.2m)

Laundry/Cloak Room - 7'11" x 3'7" (2.41m x 1.1m)

Hall

Bedroom 1 - 11'4" x 10'11" (3.45m x 3.33m)

Ensuite Bathroom - 7'11" x 5'10" (2.41m x 1.78m)

Bedroom 2 - 10'11" x 10'2" (3.33m x 3.1m)

Bedroom 3 - 9'11" x 8'10" (3.02m x 2.7m)

Bedroom 4 - 8'10" x 8'2" (2.7m x 2.5m)

Shower Room - 5'8" x 5'3" (1.73m x 1.6m)

Outside - The residence is approached via a large gravelled entrance driveway providing extensive off road parking and access to the useful detached garage. Front garden is laid principally to lawn. Pedestrian gated access to both sides of the property leads to the large enclosed rear garden with a large patio area adjoining the property providing an ideal spot for al fresco dining.

Garage - 18' x 8'11" (5.49m x 2.72m)

Services - Mains electric, water and drainage.

Council Tax - Band C.

EPC - Rating D.

Rental Terms - RENT: £1,350.00 PCM
DEPOSIT: £1,558

Property let as seen - available immediately.

A verifiable household income of at least £40,500.00 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

Directions

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the Esso station on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts and turn right towards Crackington Haven. Proceed for approximately 3 miles and upon entering Higher Crackington continue past the village stores and take the next right hand turning into Church Park Road and take the next left up a unmade road where Hillcrest will be found on your left hand side.

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.