



Bond
Oxborough
Phillips

Changing Lifestyles

33 Kingdon Way
Holsworthy
Devon
EX22 6FN



£1,025.00 per month
£1,182.00 – Deposit

Changing Lifestyles

01409 254 238

holsworthy.rentals@boproperty.com

A great opportunity to rent this 3 bedroom (master ensuite) detached house. Benefitting from having a garage, off road parking for 2 vehicles, gas fired central heating, double glazing throughout and rear garden with side access. The property is to be decorated in between tenancies and will available from 7th July 2026. EPC=C.

RENT: £1,025.00 PCM

DEPOSIT: £1,182.00

Available 7th July 2026.

References will be required.

- **PROPERTY TO RENT**
- **DETACHED HOUSE**
- **3 BEDROOM (MASTER ENSUITE)**
- **REAR GARDEN**
- **GARAGE & OFF-ROAD PARKING**
- **AVAILABLE 7TH JULY 26**
- **EPC C**
- **COUNCIL TAX BAND D**

Directions

From the centre of Holsworthy, proceed on the A3072 Bude Road, and on the edge of town opposite the 'BP' garage, turn right signed Bradworthy/Chilsworthy, follow this road and at the mini roundabout at the top of the hill, turn right into Cliffton Heights, proceed into the development, and on the second right hand No.33 will be found 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. Charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made.

Bond Oxborough Phillips Holsworthy obtains Client Money protection through CMP (Client Money Protect). Membership no: CMP003347

Bond Oxborough Phillips Holsworthy are members of The Property Ombudsman. Membership No: R00193-6 made.



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.