



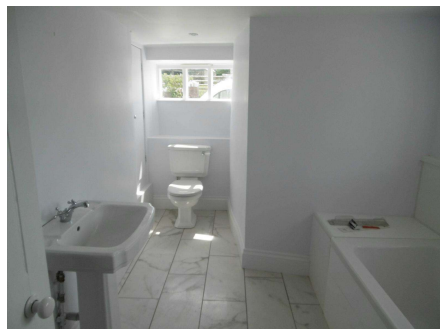
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Old Trekennard Farm Cottage  
Poundstock  
Bude  
Cornwall  
EX23 0AX



**£1,300 per month Unfurnished**



Changing Lifestyles

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Old Trekennard Farm Cottage, Poundstock, Bude, Cornwall,  
EX23 0AX

**An opportunity to rent a spacious 3/4 bedroom cottage. Spectacular views across open farmland and sea beyond. Occupying a quiet location with ample vehicle parking area, barn/workshop and enclosed gardens. Biomass boiler heating. Available start of immediately on a long term let. EPC Rating E. Council Tax Band B.**

**Front Entrance** - 12'11" x 8'2" (3.94m x 2.5m)

**Lounge** - 16'11" x 12'11" (5.16m x 3.94m)  
Fireplace housing a large wood burner.

**Kitchen** - 11'4" x 7'7" (3.45m x 2.3m)

**Utility Area** - Space for washing machine and fridge freezer, built in biomass boiler cupboard. Door to front garden

**Bedroom 4** - 10'1" x 7'6" (3.07m x 2.29m)  
Door leading to:

**Bedroom 3** - 12' x 7'3" (3.66m x 2.2m)

**Downstairs Bathroom** - Enclosed bath with shower attachment, close coupled W.C. and wash hand basin.

First Floor Landing

**Bedroom 1** - 16'8" x 9'11" (5.08m x 3.02m)

**Bedroom 2** - 13'4" x 7'11" (4.06m x 2.41m)

**Bathroom** - 9'6" x 8'11" (2.9m x 2.72m)  
Enclosed bath with shower unit over, close coupled W.C, wash hand basin, heated towel rail. Airing cupboard.

**Outside** - The property is approached from the front with ample off road vehicle parking and access to the side leading to a further gravelled area and enclosed lawn garden. There is an additional parcel of garden to the left hand side of the garage/workshop.

**Agents Notes** - The landlord has installed a Biomass boiler the cost of the heating and hot water will be £125 per calendar month in addition to the rent.

**Rental Terms** - The rent for the property is £1300.00 per calendar month to include heating and exclusive of all outgoing and payable monthly in advance. The property will be let on a six month assured shorthold tenancy.

In addition to the first months rent a deposit of £1500.00 will be required. Bond Oxborough Phillips Lettings will pay the deposit to the Deposit Protection Service DPS, (the government run scheme).

The property is let as seen. Standard references will be required, and you must meet an affordability income of £39,000 per year. Please note that all measurements are only approximate and are purely given as a guide.

## Directions

From Bude Town Centre proceed out of the town turning right opposite Bude service station into Kings Hill and upon reaching the A39 take the right hand turning signposted Camelford, Proceed for approximately 4 miles and upon reaching Treskinick Cross take the right hand turning, continue for approx 1/2 mile whereupon Old Trekennard Farm Cottage will be found on the right 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.