



Little Lower Howard  
Howard Lane  
Stratton  
Bude  
Cornwall  
EX23 9TF



**£850 per month**  
**Unfurnished**





Little Lower Howard, Howard Lane, Stratton, Bude,  
Cornwall, EX23 9TF

# Changing Lifestyles

**An opportunity to rent this recently renovated two bedroom barn conversion situated on the outskirts of Stratton village enjoying countryside views. The property comprises of entrance hallway, living room, kitchen/diner, two good size bedrooms and shower room. The property benefits from off street parking as well as private side and rear gardens. Available immediately on a long term let, unfurnished. EPC E. Council Tax A.**

## Entrance Hall

**Kitchen/Diner** - 8'3" x 14'5" (2.51m x 4.4m)

**Living Room** - 15'3" x 14'2" (4.65m x 4.32m)

**Bedroom 1** - 15'3" x 14'2" (4.65m x 4.32m)

**Shower Room** - 6'10" x 4'1" (2.08m x 1.24m)

**Bedroom 2** - 8'4" x 14'6" (2.54m x 4.42m)

**Outside** - Gravelled parking to the front of the property with side and rear gardens. Ample seating spaces enjoying a countryside aspect.

**Rental Terms** - The rent for the property is £850.00 per calendar month, exclusive of all outgoings and payable monthly in advance. There is a monthly contribution to water and electric costs payable to the landlord. Figures to be confirmed.

The property will initially be let on a six month assured shorthold tenancy. Available immediately.

In addition to the first months rent a deposit of £980.00 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 £25,500 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 towards Stratton and upon reaching the A39 turn left signposted Bideford. Take the right hand turning onto the A3072 towards Holsworthy and just prior to leaving Stratton take the right hand turning into Howard Lane. Continue on Howard Lane for about approximately quarter of a mile where upon the property will be found on the right hand side with the name plaque 'Lower Howard' clearly displayed.

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.