



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Penn Cottage  
Marhamchurch  
Bude  
Cornwall  
EX23 0HY



**£650 per month Part Furnished**



Changing Lifestyles

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**A superb opportunity to rent this end-terrace 1/2 bedroom character cottage in the heart of this village, close to local shops and amenities. The property offers a low maintenance front courtyard and useful storage shed. Long term let offered part furnished. EPC Rating E. Council Tax Band A.**

**Entrance Porch** - 3'10" x 5'6" (1.17m x 1.68m)

**Living Room** - 14'1" x 13'7" (4.3m x 4.14m)

**Kitchen** - 6'1" x 7'7" (1.85m x 2.3m)

**Utility area** - 5'6" x 3' (1.68m x 0.91m)

**Bathroom** - 5'7" x 7' (1.7m x 2.13m)

**Bedroom 1** - 11'6" x 7'7" (3.5m x 2.3m)

**Bedroom 2** - 11'4" x 5'2" (3.45m x 1.57m)

**Outside** - Front courtyard as well as useful storage shed towards the rear of the property.

**Council Tax** - Band A

**Rental Terms** - RENT: £650.00 PCM  
DEPOSIT: £750.00

Available Immediately- subject to suitable references.

A verifiable household income of at least £19500.00 per annum is required to be considered.

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

## Directions

From Bude town centre, proceed out of the town towards Stratton and turn right into Kings Hill opposite the "Esso" filling station. Upon reaching the A39 take the right hand turning towards Camelford, and then immediately left following the signs to Marhamchurch. Upon reaching the centre of the village, turn right whereupon the property will be found a short distance on your 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.