



Bond
Oxborough
Phillips

Changing Lifestyles

14 The Willows
Chilsworthy
Holsworthy
Devon
EX22 7BB



£1,500.00 pcm – Unfurnished
Deposit - £1,730.00



Changing Lifestyles

01409 254 238

Holsworthy.rentals@boproperty.com

Situated within the heart of the popular village of Chilsworthy is this truly impressive and spacious 2 reception room, 5 bedroom (2 ensuite) detached home. The residence benefits from adjoining double garage, drive way and generous front and rear garden with stunning far reaching countryside views. Available June 24 on a long let. EPC C.

Chilsworthy is a small village with its own well supported Village Hall where a number of regular community events take place and also incorporates a small Post Office. The busy market town of Holsworthy with its comprehensive Shops and amenities is some 2 miles. Holsworthy caters well for its inhabitants with a range of facilities including Indoor Heated Swimming Pool, Golf Course, Bowling Green, Library, Park, Schools, popular Pubs etc. Bude on the North Cornish coast with its safe sandy, surfing beaches is some 10 miles. Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter is some 40 miles. Cornwall's ancient capital Launceston is some 14 miles. The port and market town of Bideford is 19 miles and the Regional North Devon Centre of Barnstaple some 28 miles.

Directions

Proceed out of town on the A3072 Bude Road and opposite the BP Garage turn right signed Chilsworthy/Bradworthy. Continue along this road and in the centre of the village turn left into The Willows and bear round to the left and the property will be found a short way along on the right hand side with a number plate clearly displayed.

RENT: £1,500.00 PCM

DEPOSIT: £1,730.00

Available June 2024 on a long term let.

A verifiable household income of at least £45,000.00 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 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

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.