



Bond
Oxborough
Phillips

Changing Lifestyles

Whitehill Cottage
Tresparrett Posts
Camelford
Cornwall
PL32 9SY



£900.00 per month - Unfurnished
Deposit - £1,038.00



Changing Lifestyles

01288 355 066
bude@boproperty.com

Whitehill Cottage, Tresparrett Posts, Camelford, Cornwall,
PL32 9SY

Changing Lifestyles

A great opportunity to rent this well presented, 2 bedroom detached house, situated in a rural location with easy access to the A39 and local beaches. The property consists of a kitchen, separate living room, 2 bedrooms and bathroom. The property benefits from a spacious lawned garden, off-road parking, double glazing and oil fired central heating throughout. EPC Rating - D. Council Tax Band - B. Available from 4th January 25 on a long term let.

All Measurements are approximate:

Entrance Porch

Kitchen - 19'6" x 7'2" (5.94m x 2.18m)

Living Room - 18'7" x 11'8" (5.66m x 3.56m)

Bathroom - 5'7" x 9'10" (1.7m x 3m)

Bedroom 1 - 11'3" x 10'3" (3.43m x 3.12m)

Bedroom 2 - 11'8" Max x 7'8" (3.56m Max x 2.34m)

Outside - Off road parking to the front and side of the property for two vehicles and large side garden laid to lawn. Outside shed with power and light.

Agents Note - There is a monthly charge of £20.00 for the private sewerage costs.

Services - Mains Electric and Water. Oil fired central heating

Rental Terms -

RENT: £900.00 PCM

DEPOSIT: £1,038.00

Property let as seen - available from 4th January 2024 on a long term let.

A verifiable household income of at least £27,000.00 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 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, turning right into Kings Hill after passing the Esso station on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts whereupon the property will be found on the right hand side with a Bond Oxborough Phillips to let board clearly displayed.

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.