



Bond
Oxborough
Phillips

Changing Lifestyles

Wheat Barn
Welcombe
Bideford
Devon
EX39 6HQ



£750 per month
Part Furnished/Unfurnished



Changing Lifestyles

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Wheat Barn, Welcombe, Bideford, Devon, EX39 6HQ

Changing Lifestyles

An exciting opportunity to rent this two bedroom, first floor apartment situated in a rural location with easy access to the A39 and the local beach. Property benefits from double-glazing throughout and off-road parking. EPC rating D, Council Tax Band B.

Open plan Kitchen/Living/Dining area - 19'7" x 16'2" (5.97m x 4.93m)

Utility Cupboard - 2'10" x 2'2" (0.86m x 0.66m)

Bedroom 1 - 9'11" x 8'5" (3.02m x 2.57m)

Bedroom 2 - 9'10" x 8'5" (3m x 2.57m)

Bathroom - 6'2" x 5'6" (1.88m x 1.68m)

Services - Mains water, private drainage - £25 per person, per calendar month
Privately metered electricity

Agents Note – Please note the landlord of this property is an employee of Bond Oxborough Phillips.

Directions

From Bude proceed North on the A39 travelling through the village of Kilkhampton following the signs towards Bideford. At Welcombe Cross turn left signposted 'Welcombe'. Continue on this road for some 1.5 miles and upon reaching the Old Smithy public house, bare left and continue on this road for a further half a mile. You will come to a sharp right hand bend whereupon Mead Corner will be written on a wall, continue around the bend and you will find the entrance to the drive approximately 150 meter on the right hand side.

What3Words: grants.leaflet.unlocking

Rental Terms - RENT: £750.00

DEPOSIT: £865.38

Available from 7th March 2025 on a long term let.

A verifiable household income of at least £22,500.00 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.