



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

17 Berries Avenue  
Bude  
Cornwall  
EX23 8QE



**£1,100 per month Unfurnished**



Changing Lifestyles

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17 Berries Avenue, Bude, Cornwall, EX23 8QE

**An opportunity to rent this well presented 3 bedroom end terraced house, situated in this sought after North Cornish coastal town offering comfortable accommodation throughout and benefiting from double glazed windows. Enclosed rear garden and on street parking. Available on a long term let. EPC Rating - E. Council Tax Band - B**

**Entrance Porch** - 4'4" x 3' (1.32m x 0.91m)

**Entrance Hall**

**Lounge** - 11'4" x 9'5" (3.45m x 2.87m)

**Kitchen/Diner** - 20'8" x 11'4" (6.3m x 3.45m)

**First Floor Landing**

**Bedroom 1** - 12'11" x 10'4" (3.94m x 3.15m)

**Bedroom 2** - 12'8" x 10' (3.86m x 3.05m)

**Bedroom 3** - 9'11" x 6'10" (3.02m x 2.08m)

**Bathroom** - 6'10" x 5'6" (2.08m x 1.68m)

**Utility Room** - 8'2" x 7' (2.5m x 2.13m)

**WC** - 5'9" x 2'8" (1.75m x 0.81m)

**EPC Rating** - E

**Council Tax Band** - B

## Directions

From Bude town centre proceed out of the town towards Stratton, turn right into Kings Hill just after passing the Shell petrol station and immediately left into Berries Avenue. Continue for approximately 200 yards whereupon number 17 will be found on the left hand side.

**Rental Terms** - The rent for the property is £1100 per calendar month exclusive of all other outgoings and payable monthly in advance.

The property will be let on a six month assured shorthold tenancy. In addition to the first month's rent a deposit of £1269 will be required.

The property will be available from April 2025.

A verifiable household income of at least £33,000 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

Bond Oxborough Phillips Bude 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.