



Bond
Oxborough
Phillips

Changing Lifestyles

11 Atlantic Close
Widemouth Bay
Bude
Cornwall
EX23 0AP

Asking Price: £390,000 Freehold



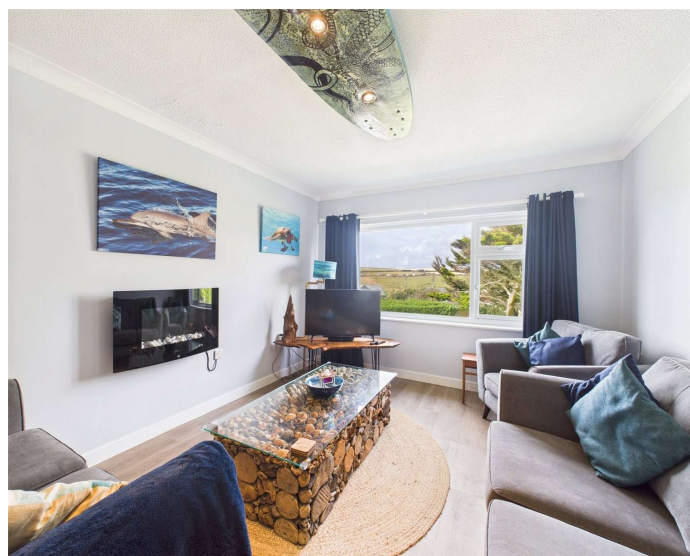
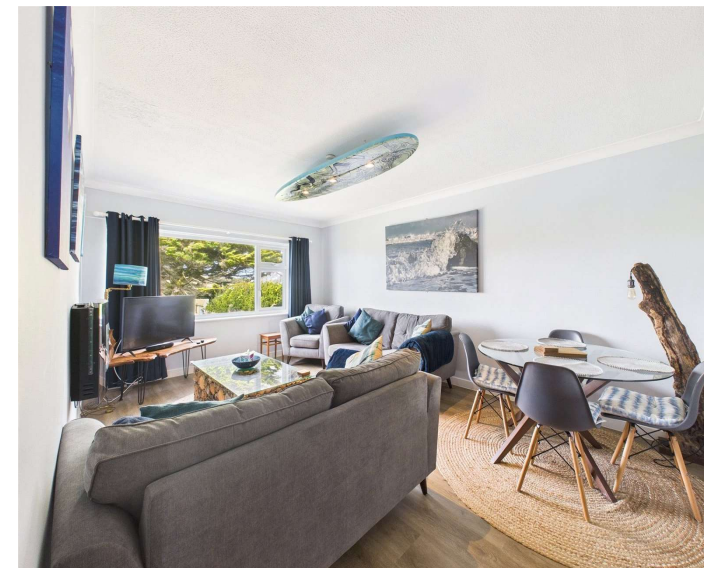
Changing Lifestyles

01288 355 066
bude@bopproperty.com

11 Atlantic Close, Widemouth Bay, Bude, Cornwall, EX23 0AP



- Attractive semi-detached bungalow in the popular coastal location of Widemouth Bay
- Well-presented two-bedroom accommodation, ideal as a main home or coastal retreat
- Light and spacious living room with views across countryside and to the sea beyond
- Two bedrooms and a contemporary family bathroom
- Positioned on a generous, corner plot
- Enclosed, rear garden, mainly laid to lawn with private seating areas
- Accessed via a shared driveway leading to a private garage
- Just a short stroll from the beach, South West Coast Path and local amenities
- Offered with no onward chain
- EPC: TBC
- Council Tax Band: C



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Situated in this highly sought after North Cornish location within walking distance of one of the best surfing beaches in the country and a range of excellent eateries, is this 2 bedroom, semi - detached bungalow. The residence offers well presented accommodation throughout with pleasant sea and countryside views, generous enclosed rear gardens, entrance driveway, and useful garage. Available with no onward chain. EPC TBC. Council tax band C.

11 Atlantic Close enjoys a most fantastic location within a short walk of the sandy bathing beach of Widemouth Bay which is set amongst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty, and popular bathing beaches providing a whole host of watersports and leisure activities together with its many breathtaking clifftop coastal walks etc. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schools, and recreational facilities together with its 18 hole links golf course, and fully equipped leisure centre. The bustling market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 30 miles in the north easterly direction providing convenient access to the A39 North Devon linkroad which connects in turn to Barnstaple, Tiverton, and the M5 motorway.

Entrance Porch - 4' x 3'5" (1.22m x 1.04m)

Hallway - 11'1" x 2'10" (3.38m x 0.86m)

Lounge/Diner - 17'3" x 11'7" (5.26m x 3.53m)

Kitchen - 10' x 9'3" (3.05m x 2.82m)

Bedroom 1 - 12'7" x 11'6" (3.84m x 3.5m)

Bedroom 2 - 10'2" x 8'10" (3.1m x 2.7m)

Bathroom - 6'11" x 5'7" (2.1m x 1.7m)

Outside - The property is approached via a shared entrance driveway which leads to a single garage, providing useful storage or secure parking. A pedestrian gate offers access into the generous rear gardens, where neatly kept lawns extend across a gently sloping plot, bordered by established hedging and timber fencing to offer privacy and shelter.

The garden is thoughtfully laid out with multiple seating areas to enjoy the sun throughout the day, and the spacious lawn provides ample room for children to play or for relaxing outdoors. The external space is perfect for alfresco dining, entertaining guests, or simply soaking in the peaceful seaside setting just moments from Widemouth Bay's renowned beach.

Garage - 17'1" x 8'8" (5.2m x 2.64m)

Services - Mains electric, water and drainage.

EPC - Rating TBC

Council Tax - Band C

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



EPC TBC

Directions

From Bude town centre proceed along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, turn left into Atlantic Close and follow round to the left whereupon number 11 will be found at the end of the cul de sac on the left hand side.

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