



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

44 Hallett Way  
Bude  
Cornwall  
EX23 8PG

**Asking Price: £335,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@bopproperty.com**



44 Hallett Way, Bude, Cornwall, EX23 8PG



- Detached 2/3 bedroom bungalow in a highly sought-after Bude location
- Stylish open-plan kitchen / living area with integrated appliances and dining space
- Private driveway with off-road parking
- Detached garage providing secure parking or storage
- Low-maintenance front garden and fully enclosed rear garden with raised decked terrace
- Easy access to local amenities, schools, and North Cornwall's coastline
- Ideal for families, couples, or downsizers seeking single-level living



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# Changing Lifestyles

A well presented and modern 2/3 bedroom detached bungalow with a landscaped garden, detached garage, and stylish interiors, perfectly positioned in a sought-after area of Bude.

Bond Oxborough Phillips are delighted to bring to the market this superbly maintained detached bungalow, offering an impressive blend of comfort, modern design, and practicality. The property boasts a light-filled and contemporary open-plan Kitchen / Living Area, fitted with a range of sleek units, integrated appliances, and dining space – ideal for both everyday living and entertaining guests.

The accommodation comprises two/three bedrooms, complemented by a tastefully designed family bathroom featuring a freestanding bathtub, walk-in shower, and patterned tiling.

Externally, the property benefits from a low-maintenance landscaped garden with gravelled areas, raised decking for outdoor seating, and attractive planting – offering the perfect space to relax and enjoy the sunshine. A detached garage provides secure parking or storage.

Situated in a highly desirable residential location, 44 Hallett Way is within easy reach of local amenities, schools, and the stunning North Cornwall coastline. This exceptional home would suit a range of buyers, from families to downsizers seeking quality single-level living. EPC Rating C. Council Tax Band C.

**Porch** - 6'5" x 2'10" (1.96m x 0.86m)

**Entrance Hall** - 6'2" x 8'2" (1.88m x 2.5m)

**Kitchen/ Living Room** - 13'1" x 21'9" (4m x 6.63m)

**Living Room/ Bedroom** - 13'9" x 13'1" (4.2m x 4m)

**Bedroom 1** - 10'4" x 8'2" (3.15m x 2.5m)

**Bedroom 2** - 7'11" x 7'11" (2.41m x 2.41m)

**Bathroom** - 6'5" x 8'7" (1.96m x 2.62m)

**Garage** - 16'2" x 9'7" (4.93m x 2.92m)

**Outside** - The property is approached via a private driveway providing off-road parking and leading to a detached garage, ideal for secure parking or additional storage. The front garden has been thoughtfully landscaped with low-maintenance gravel borders, paving sections and a gate leading to the front door of the property.

To the rear, the fully enclosed garden offers a private and tranquil outdoor retreat. A spacious raised decked terrace provides the perfect space for alfresco dining, entertaining, or simply enjoying the sunshine. Steps lead down to a beautifully presented gravelled garden, interspersed with well-stocked pots, planters, and raised beds bursting with colour. This charming space offers year-round interest and is designed for ease of upkeep, making it ideal for those seeking a stylish yet manageable garden. The garden's layout also offers excellent potential for keen gardeners to personalise further.

**Services** - Mains electricity, water, gas and drainage.

**EPC Rating** - C.

**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.

**Agents Note** - The owners have informed us that the property was renovated in 2023 and the following was completed:

- Electrical rewiring throughout
- New flooring across entire house
- Plastering and redecoration throughout
- New window units where required
- All plumbing and radiators replaced
- Newly fitted kitchen with integrated appliances
- Newly fitted bathroom
- Raised decking in rear garden

Mobile Coverage

- EE
- Vodafone
- Three
- O2

Broadband

- Basic
- Superfast

11 Mbps  
54 Mbps

Satellite / Fibre TV Availability

- BT
- Sky
- Virgin

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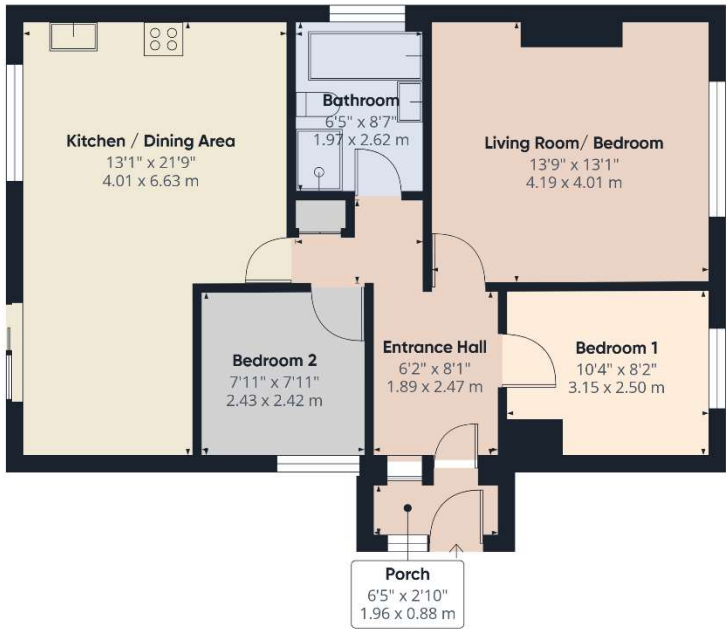


## Have a property to sell or let?

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.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
879 ft<sup>2</sup>  
81.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Directions

From Bude town centre proceed out of the town towards Poughill passing through Flexbury and continue up Poughill Road and at the brow of the hill take the right hand turning into Seawell Road, followed by a left hand turning into Hallett Way. Take the next right hand turning and the property will be found a short distance on your left hand side.

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