



Bond
Oxborough
Phillips
Changing Lifestyles

8 Reden Road
Bude
Cornwall
EX23 8TP

Asking Price: £400,000

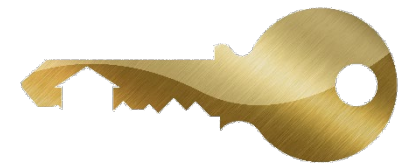
Freehold



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01288 355 066
bude@bopproperty.com

8 Reden Road, Bude, Cornwall, EX23 8TP



- DETACHED
- 4 BEDROOMS (1 ENSUITE)
- IMMACULATELY PRESENTED
- OFF-ROAD PARKING
- HOME OFFICE
- REAR ENCLOSED GARDEN
- SOUGHT AFTER LOCATION
- REMAINDER OF 10 YEAR NHBC
- EPC RATING B
- COUNCIL TAX BAND E



Tucked away in a sought after cul-de-sac on the fringes of Bude, this beautifully presented detached home offers a flexible layout ideal for modern living. Built in 2021 and benefitting from the remainder of the NHBC warranty. The house sits on a generous plot and is within easy reach of the town, beaches and local schools.

A welcoming entrance hall sets the tone, leading to a bright and airy living room with a large front aspect window. The heart of the home is a superb open plan kitchen/dining room fitted with contemporary shaker style units and upgraded worktops; French doors open directly onto the garden, creating an effortless connection between inside and out. Off the kitchen is a convenient cloakroom/WC. The garage has been half converted to provide a versatile additional room perfect for remote working or as a quiet retreat.



Upstairs, a light landing gives access to four bedrooms. The principal bedroom enjoys its own stylish ensuite shower room, while the remaining bedrooms are served by a family bathroom finished with modern fittings and tiling. The property benefits from gas fired central heating and uPVC double glazing.

Externally, the home offers an enclosed rear garden laid mainly to lawn with a raised deck and patio, ideal for outdoor entertaining and play. To the front there is driveway parking with an additional space located towards the rear of the property.

An ideal choice for growing families or those seeking flexible space close to Bude's coast and amenities, this turnkey home combines modern comforts with a convenient location.

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Entrance Hall - 15'4" x 3'10" (4.67m x 1.17m)

Cloakroom - 6'6" x 3'5" (1.98m x 1.04m)

Living Room - 17'9" x 11' (5.4m x 3.35m)

Kitchen/Diner - 11'5" x 19'1" (3.48m x 5.82m)

Office - 12'4" x 8'9" (3.76m x 2.67m)

First Floor

Bedroom 1 - 12'7" x 10'3" (3.84m x 3.12m)

Ensuite - 4'3" x 7'3" (1.3m x 2.2m)

Bedroom 2 - 11'9" x 9'9" (3.58m x 2.97m)

Bedroom 3 - 7'7" x 9'1" (2.3m x 2.77m)

Bedroom 4 - 6'8" x 8'1" (2.03m x 2.46m)

Bathroom - 6'1" x 5'5" (1.85m x 1.65m)

Garage/Store - 9'9" X 6'11" (2.97m x 2.1m)

Outside - The property sits on a generous plot within a quiet cul-de-sac, presenting an attractive frontage with a neat lawn and paved pathway leading to the entrance. A tarmac drive provides off road parking and access to the front section of the garage/store. An additional allocated parking space is accessed to the side of the property. Mature shrubs soften the boundary and there is gated side access to the rear.

At the back, the house enjoys a well enclosed garden bordered by fencing and mature trees, creating a private setting for outdoor living. The garden is principally laid to level lawn. Adjoining the house is a paved terrace accessed directly from the kitchen/dining room, perfect for alfresco dining, while a raised timber deck to one side provides an additional seating area or space for a summer lounge. A useful timber shed offers storage for gardening tools and outdoor equipment. With its combination of lawn, patio and decked areas, the garden is designed for low maintenance enjoyment and makes a lovely extension of the living space.

Services - Mains Gas, Water and Drainage.

EPC Rating - B

Council Tax - Band E

Agents Note - 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.

Mobile Coverage

EE
Vodafone
Three
O2



Broadband

Basic
Superfast
Ultrafast

6 Mbps
80 Mbps
1800 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin

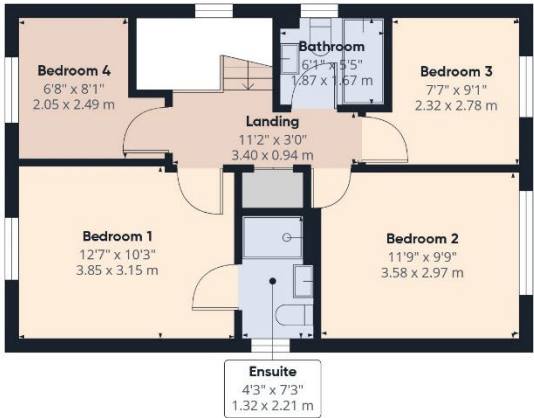


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Floor 0



Floor 1

Approximate total area⁽¹⁾
1233 ft²
114.6 m²

(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

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton, continue passed Morrisons and upon reaching the A39 take the 1st exit at the roundabout entering Reden Road whereupon the property will be found on the left hand side.

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.

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We are here to help you find
and buy your new home...

34 Queen Street
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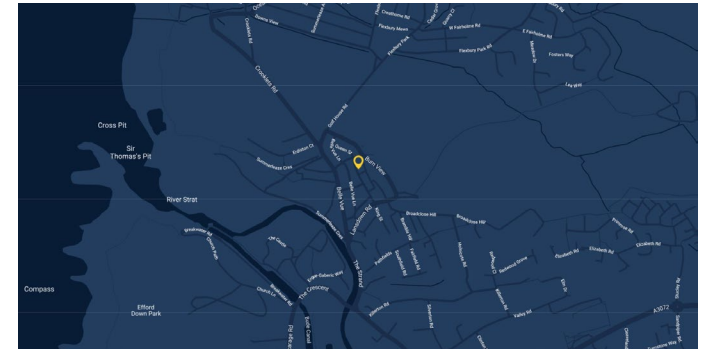
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