



Bond
Oxborough
Phillips

Changing Lifestyles

66 Elizabeth Road
Bude
Cornwall
EX23 8AJ

Asking Price: £325,000 Freehold



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01288 355 066
bude@bopproperty.com

66 Elizabeth Road, Bude, Cornwall, EX23 8AJ



- Three-bedroom semi-detached home
- Ensuite to principal bedroom
- Spacious living room
- Separate dining room
- Enclosed rear garden
- Off-road parking
- Well-balanced accommodation
- Popular Bude location
- EPC Rating - C
- Council Tax Band - C



The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for it's nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.



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An excellent opportunity to acquire a well-proportioned three-bedroom semi-detached home, offering versatile accommodation ideally suited to family living.

The property is entered via an entrance hall providing access to the principal ground floor rooms. To the front, the kitchen is fitted with a range of units and work surfaces, whilst to the rear the spacious living room extends across the width of the property, creating a bright and comfortable reception space with direct access out to the garden. In addition, a separate dining room provides further flexibility, ideal for family meals, entertaining or use as a home office if required.

To the first floor, the landing leads to three bedrooms, including a generous principal bedroom benefitting from an ensuite shower room. A further well-proportioned double bedroom and a single bedroom are served by a family bathroom.

Externally, the property occupies a generous plot with a wrap-around garden to the side and rear, enjoying a good degree of privacy and providing a pleasant outdoor space. The size of the plot offers useful scope and space for the potential construction of a garage, subject to any necessary planning consents. To the front, there is off-road parking, together with discreet hidden bin storage and a selection of well-established fruit trees, whilst side access leads directly through to the rear garden.

The property presents an ideal purchase for first-time buyers, families or investors, offering a practical

layout, generous plot and convenient location. EPC Rating - C. Council Tax Band - C.

Entrance Hall - 11'11" x 2'11" (3.63m x 0.9m)

Kitchen: - 8'10" x 6'11" (2.7m x 2.1m)

Dining Room: - 15' x 8'1" (4.57m x 2.46m)

Living Room - 18'11" x 10'6" (5.77m x 3.2m)

First Floor Landing - 6' x 3' (1.83m x 0.91m)

Bedroom 1 - 12'2" x 10'1" (3.7m x 3.07m)

Ensuite - 7'6" x 3'1" (2.29m x 0.94m)

Bedroom 2 - 10'11" x 10'7" (3.33m x 3.23m)

Bedroom 3 - 7'8" x 7'4" (2.34m x 2.24m)

Bathroom - 5'9" x 5'5" (1.75m x 1.65m)

Outside - The property is approached via a generous driveway providing ample off-road parking for multiple vehicles, set within a large plot and complemented by an area of low-maintenance gravelled frontage with established planting and established fruit planting. To the front, there is also discreet bin storage, neatly positioned to maintain a tidy appearance.

A side pathway provides access through to the wrap-around garden extending to the side and rear, which is enclosed and offers a good degree of privacy. The garden is predominantly laid to lawn, bordered by a variety of mature shrubs and hedging, creating a pleasant and sheltered outdoor space.

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Adjoining the rear of the property is a paved patio area, ideal for outdoor dining and entertaining, with direct access from the living accommodation. The remainder of the garden provides excellent potential for further landscaping or enhancement to suit individual tastes.

Additionally, there is a useful large metal storage shed positioned within the garden, offering practical external storage.

Services - Mains water, electric and drainage. Mains gas central heating.

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.



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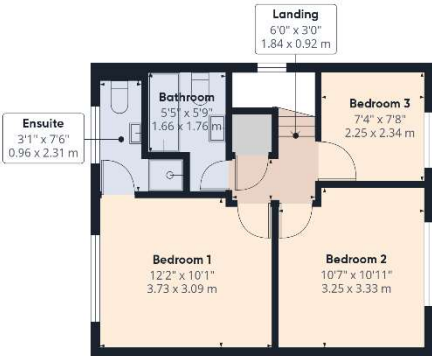


Have a property to sell or let?

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
844 ft²
78.3 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.

GRAFFL360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Directions

From Bude town centre, proceed out of the town heading north along Stratton Road (A3073) towards Stratton. Continue along this road, passing the Budehaven School on your left-hand side. After a short distance, take a left-hand turning into Elizabeth Road. Follow the road along where number 66 will be found on the right-hand side, clearly identified by a Bond Oxborough Phillips for sale board.

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