Bond Oxborough Phillips

Changing Lifestyles

52 Ocean View Road
Bude
Cornwall
EX23 8NL

Asking Price: £475,000

Freehold

Changing Lifestyles

01288 355 066
bude@bopproperty.com

52 Ocean View Road, Bude, Cornwall, EX23 8NL

- Spacious three-bedroom detached family home
- Highly sought-after Flexbury location
- Approximately 500 yards from Crooklets Beach
- Generous enclosed gardens to front and rear
- Ample off-road parking
- Walking distance to Bude town centre and coastal paths
- Available with no onward chain

Ocean View Road, being one of Bude's most desirable residential areas lies only a short distance away from the local bathing beaches and coast path. The property is within walking distance of the town centre which supports a comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a North easterly direction providing convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.

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An exciting opportunity to acquire a spacious and well-presented three-bedroom detached home occupying a generous plot within the highly sought-after Flexbury area of Bude. Perfectly positioned just a short walk from Crooklets Beach and within easy reach of Bude town centre, the property offers comfortable family accommodation combined with excellent outdoor space and convenient off-road parking.

The accommodation is arranged over two floors and is entered via a welcoming entrance hall with staircase rising to the first floor and useful under-stairs storage. The principal reception room is a particularly bright and inviting triple-aspect lounge/dining room, enjoying excellent natural light throughout the day and pleasant views over the surrounding gardens. The room offers ample space for both comfortable seating and dining, with a feature fireplace creating an attractive focal point.

The kitchen is well appointed with a range of modern wall and base units complemented by generous worktop space and integrated appliances, providing a practical and functional environment for everyday cooking. A door to the side elevation offers convenient access to the outside. Adjoining the kitchen is a useful utility and ground floor shower room which incorporates plumbing for appliances alongside a shower enclosure, wash basin and WC.

On the first floor the property offers three bedrooms, including two comfortable double rooms and a further single bedroom which could also serve as a home office or study. These are served by a well-appointed shower room fitted with a modern suite including a large shower enclosure, vanity unit with inset basin and WC.

Externally the property occupies a generous plot with gardens to both the front and rear. To the front there is an area of lawn with established planting and a brick-paved driveway providing off-road parking for a number of vehicles. A side gate leads to the enclosed rear garden which is predominantly laid to lawn with hedge boundaries providing a good degree of privacy along with a seating area ideal for outdoor dining and relaxation.

Offered to the market with no onward chain, this attractive home represents a fantastic opportunity to acquire a detached property within one of Bude's most desirable coastal locations, just moments from the beach and the many amenities the town has to offer.

Entrance Hall - 8'7" x 6'7" (2.62m x 2m)

Kitchen - 9'9" x 8'9" (2.97m x 2.67m)

Living Room - 18'9" x 13'3" (5.72m x 4.04m)

Hallway - 5'9" x 5'7" (1.75m x 1.7m)

Shower Room - 8'2" x 4'10" (2.5m x 1.47m)

Landing - 10' x 4'2" (3.05m x 1.27m)

Bedroom 1 - 13'5" x 10' (4.1m x 3.05m)

Bedroom 2 - 10'3" x 9'10" (3.12m x 3m)

Bedroom 3 - 9'10" x 6'11" (3m x 2.1m)

Shower Room - 7'1" x 6'8" (2.16m x 2.03m)

Outside - The property occupies a generous plot with attractive gardens to both the front and rear. To the front of the property there is a lawned garden with established planting and hedging along the boundary, together with a brick-paved driveway providing ample off-road parking for several vehicles. A gated side access leads through to the enclosed rear garden which is predominantly laid to lawn and bordered by mature hedging, creating a pleasant and private outdoor space. A paved seating area provides an ideal spot for outdoor dining or relaxing, whilst a useful garden shed offers additional storage. The overall size of the garden also provides excellent scope for potential extension, subject to the necessary planning consents.

Services - Mains water, electric, gas and drainage.

EPC Rating - D

Council Tax Band - TBC

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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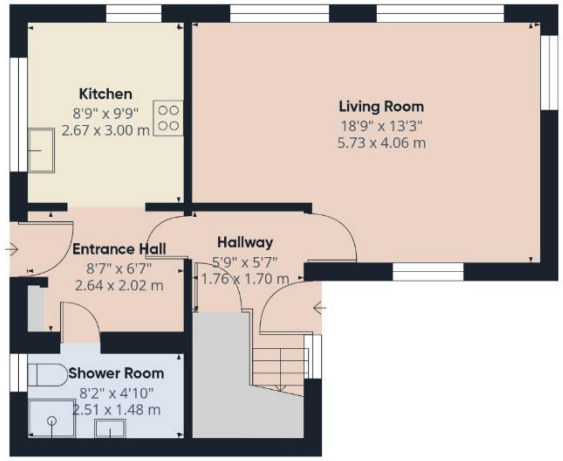
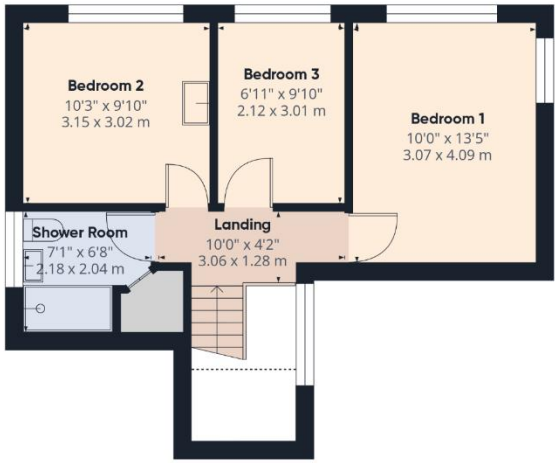


Floor 0



Floor 1

Approximate total area(1)
898 ft²
83.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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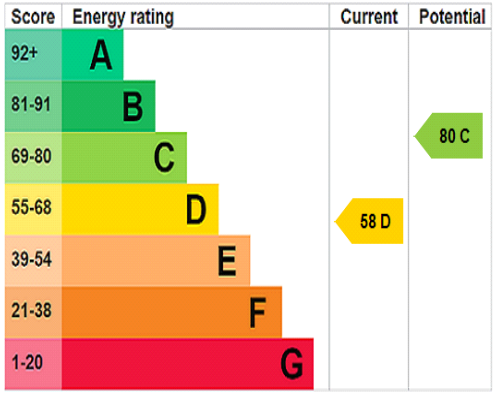
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



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.

Directions

From Bude town centre, proceed along The Strand and continue onto Belle Vue, following the road as it becomes Golf House Road. Continue past Bude & North Cornwall Golf Club and turn right onto Ocean View Road. Number 52 will be found a short distance along on the right-hand side.

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