



Bond
Oxborough
Phillips

Changing Lifestyles

76 Valley Road
Bude
Cornwall
EX23 8ES

Asking Price: £260,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

76 Valley Road, Bude, Cornwall, EX23 8ES



- Well presented 1 bedroom semi-detached bungalow
- Situated in a sought after location of Bude
- Double glazing throughout
- Enclosed, private rear garden with patio area
- Off-road parking
- Ideal first time purchase, investment or holiday home
- Convenient access to Bude town centre and local amenities



Changing Lifestyles

01288 355 066
bude@bopproperty.com

76 Valley Road, Bude, Cornwall, EX23 8ES

Changing Lifestyles

A superbly presented and deceptively spacious 1 bedroom semi-detached bungalow, situated within a sought after area of Bude. Offering a fantastic opportunity for those seeking a low-maintenance home with stylish modern finishes throughout.

The accommodation is well arranged, comprising an entrance porch leading through into a well-appointed kitchen/dining room, fitted with a contemporary range of units complemented by ample worktop space and room for dining table and chairs, creating a sociable hub of the home.

The living room is a comfortable and inviting space, enjoying a pleasant outlook over the rear garden with French doors opening directly onto the patio, ideal for both relaxing and entertaining. The double bedroom is generously proportioned and benefits from a bright and airy feel, while the accommodation is completed by a modern shower room, fitted with a stylish suite including a walk-in shower and vanity unit.

Externally, the property enjoys a private and enclosed rear garden, designed with ease of maintenance in mind. The garden is principally laid to lawn with a paved patio area ideal for outdoor dining, alongside raised borders and gravelled sections providing attractive planting areas. To the front, there is off-road parking together with a neat and welcoming approach to the property.

76 Valley Road represents an excellent opportunity to acquire a turn-key home within easy reach of Bude town centre, local amenities and the North Cornish coastline, making it an ideal main residence, investment or holiday retreat.

The property enjoys a pleasant and convenient location situated in this desirable residential area and lying within walking distance of the town centre and all its amenities including a comprehensive range of shopping, schooling and recreational facilities together with its three local sandy bathing beaches, 18 hole links golf course and fully equipped leisure centre. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty, popular surfing beaches providing a whole host of water sport and leisure activities together with many breathtaking cliff top walks etc. The popular market town of Holsworthy lies some 10 miles inland, while the Port Market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch - 2'10" x 5'3" (0.86m x 1.6m)

Kitchen/Diner - 11'9" x 11' (3.58m x 3.35m)

Living Room - 13'3" x 10'3" (4.04m x 3.12m)

Bedroom - 7'6" x 13'9" (2.29m x 4.2m)

Shower Room - 8'9" x 3'10" (2.67m x 1.17m)

Outside - To the front of the property there is off-road parking together with a neatly presented approach. Gated side access leads through to the rear garden, which is fully enclosed, the garden is predominantly laid to lawn, complemented by a paved patio area adjoining the property, ideal for outdoor dining and entertaining. Raised borders and gravelled sections provide attractive, low-maintenance planting areas, creating a well-balanced and manageable outdoor space.

EPC - Rating C

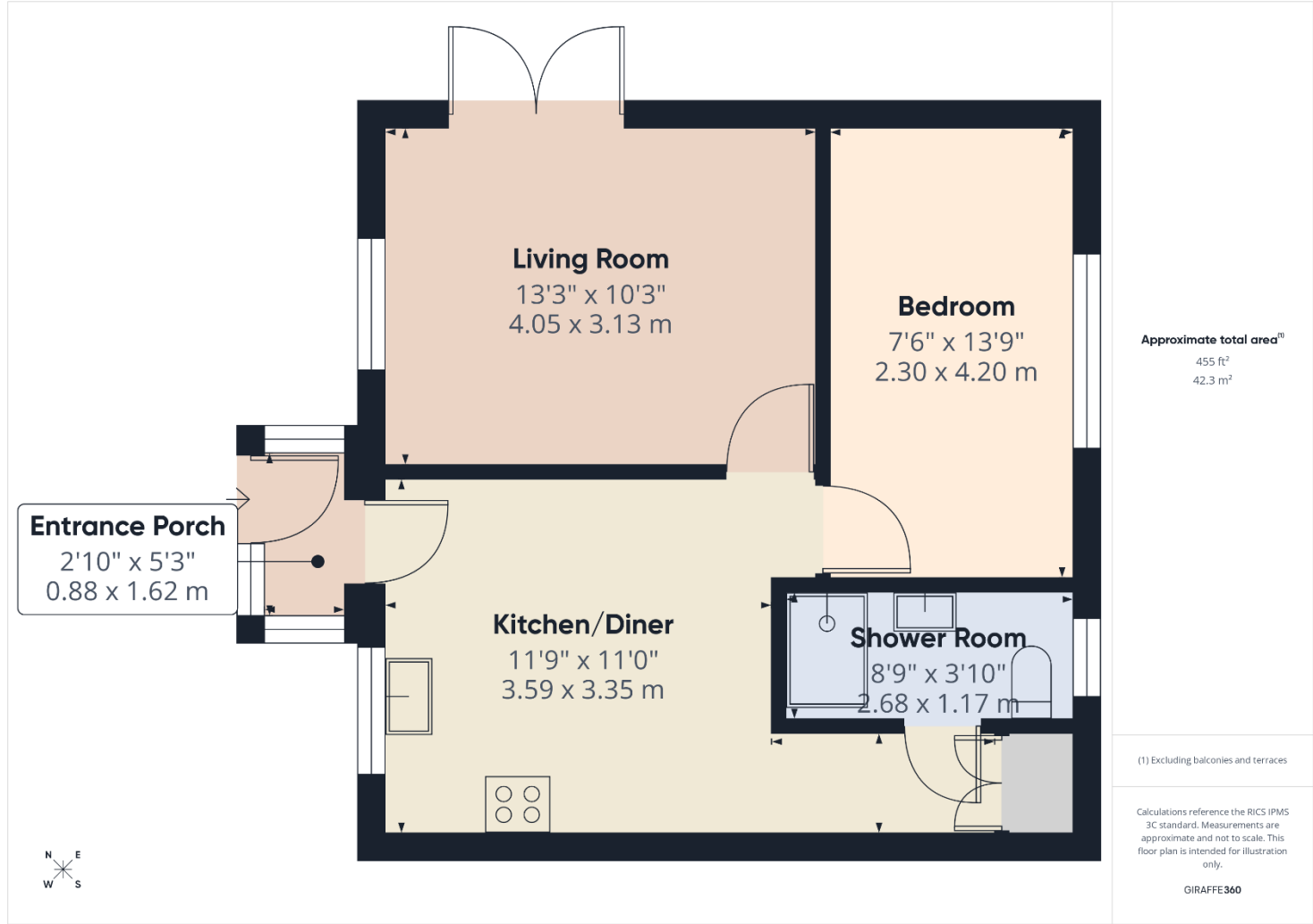
Council Tax - Band A.



Changing Lifestyles

01288 355 066
bude@bopproperty.com

76 Valley Road, Bude, Cornwall, EX23 8ES



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.

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

Directions

From Bude town centre proceed out of the town towards Stratton and upon approaching Bude service station take the left hand turning into Valley Road. Proceed to the end of Valley Road and take the right hand turning passing Budehaven Community School whereupon the shared entrance drive leading into the property will be found at the top of the road on the right hand side.

Changing Lifestyles

01288 355 066
bude@boproperty.com