

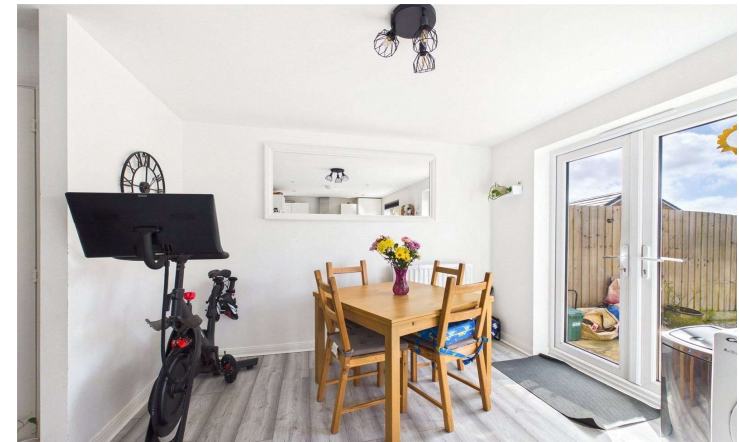


Bond
Oxborough
Phillips

Changing Lifestyles

40 Wigeon Road
Bude
Cornwall
EX23 8FS

Fixed Price: £290,000



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01288 355 066
bude@boproperty.com

40 Wigeon Road, Bude, Cornwall, EX23 8FS



- Three-bedroom mid-terrace home
- Principal bedroom with en-suite shower room
- Enclosed rear garden with patio area
- Garage and off-road parking to the rear
- Rent payable on the unowned share (£505)
- Subject to eligibility and housing association approval
- EPC - B
- 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 its 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 exciting opportunity to purchase ownership this well-maintained and attractively presented three-bedroom mid-terrace home, located within the sought-after residential area of Wigeon Road on the outskirts of the popular coastal town of Bude.

The property offers light and well-balanced accommodation throughout, ideally suited to first-time buyers looking to step onto the property ladder in a highly desirable coastal location, further benefiting from a garage and off-road parking to the rear.

The accommodation is entered via an entrance hallway providing access to the principal ground floor rooms, along with a useful under-stairs storage cupboard and a convenient cloakroom/WC. The living room is a bright and welcoming space, offering ample room for comfortable seating and enjoying a pleasant outlook to the front. To the rear of the property, the kitchen/dining room is fitted with a range of modern wall and base units, complemented by generous worktop space and room for appliances. The dining area provides an ideal space for everyday living and entertaining, with direct access out to the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is a comfortable double room benefiting from its own en-suite shower room, providing added convenience

and privacy. Bedroom two is a further good-sized double, while bedroom three offers flexibility for use as a child's bedroom, guest accommodation or home office. The family bathroom comprises a bath with shower over, wash hand basin and WC, presented in a clean and neutral style.

Entrance Hall - 5'8" x 3'10" (1.73m x 1.17m)

Living Room - 13'5" x 11'10" (4.1m x 3.6m)

Hallway - 7'2" x 4'7" (2.18m x 1.4m)

WC - 5'9" x 4'7" (1.75m x 1.4m)

Kitchen/diner - 16'9" x 9'7" (5.1m x 2.92m)

First Floor Landing

Bedroom 1 - 11'5" x 10'7" (3.48m x 3.23m)

Ensuite - 5' x 6'6" (1.52m x 1.98m)

Bedroom 2 - 9'6" x 9'10" (2.9m x 3m)

Bedroom 3 - 6'11" x 11'2" (2.1m x 3.4m)

Outside - The property benefits from an enclosed rear garden, predominantly laid to lawn with a patio seating area adjoining the rear of the property, ideal for outdoor dining and relaxation. The garden enjoys a good degree of privacy and is well-suited to both families and pet owners.

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To the rear of the property, there is the added advantage of a garage and off-road parking, providing both secure storage and convenient parking. In addition, there is a gravelled area to the side of the garage, offering further useful external space.

EPC - Rating B.

Council Tax - Band C.



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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.



Directions

Proceed out of Bude towards the A39, turning right at Kings Hill. Upon reaching the A39 turn left, proceed along this road for 0.5 miles and then take the left hand turning onto Wigeon Road. After a short distance, number 40 will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	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.

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