



Bond
Oxborough
Phillips

Changing Lifestyles

2 Cherrill Gardens
Bude
Cornwall
EX23 8SL

Asking Price: £260,000 Freehold



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01288 355 066
bude@boproperty.com

2 Cherrill Gardens, Bude, Cornwall, EX23 8SL



- 2 bedroom end terrace bungalow
- Requiring modernisation throughout
- Spacious living room
- Separate kitchen
- Useful sunroom
- Shower room
- Popular residential location within Bude
- Convenient access to local amenities and supermarkets
- No onward chain
- Short distance from beaches and coastline



Cherrill Gardens enjoys a most desirable cul de sac position within a sought after residential area lying towards the outskirts of this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. 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 a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



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An exciting opportunity to acquire this 2 bedroom end terrace bungalow situated within the popular residential area of Cherrill Gardens, conveniently located close to Bude town centre, local amenities, supermarkets and the stunning North Cornish coastline.

The property offers well proportioned accommodation throughout whilst presenting an excellent opportunity for buyers seeking a bungalow they can modernise and improve to their own tastes and requirements. The accommodation briefly comprises a spacious living room, separate kitchen and a useful sunroom enjoying access onto the outside space. Further accommodation includes 2 bedrooms together with a shower room.

Externally, the property benefits from mature and well established gardens wrapping around the bungalow, offering a high degree of privacy with an abundance of shrubs, plants and greenery throughout. Whilst now somewhat overgrown, the gardens provide fantastic potential for landscaping and enhancement. The property further benefits from a garage and off road parking situated to the rear.

The residence benefits from a practical and manageable layout and would be well suited as a retirement property, first time purchase, investment opportunity or downsizing move. Occupying an end terrace position within this established residential

development. Available with no onward chain. EPC Rating D. Council Tax Band B.

Entrance Porch - 2'9" x 2'10" (0.84m x 0.86m)

Living Room - 18'3" x 10'6" (5.56m x 3.2m)

Hallway - 9'2" x 2'9" (2.8m x 0.84m)

Kitchen - 7'7" x 8'10" (2.3m x 2.7m)

Sunroom - 7'2" x 19'9" (2.18m x 6.02m)

Bedroom 1 - 10'8" x 8'8" (3.25m x 2.64m)

Bedroom 2 - 8'9" x 8'10" (2.67m x 2.7m)

Shower Room - 6'2" x 5'6" (1.88m x 1.68m)

Outside - Externally, the property occupies a generous corner/end terrace plot with mature and well established gardens wrapping around the front, side and rear of the bungalow, enjoying a high degree of privacy. The gardens are currently well stocked with a variety of shrubs, plants and small trees, now somewhat overgrown but offering fantastic potential for landscaping and improvement.

A pedestrian pathway leads to the front entrance with useful side access to the rear. To the rear/side of the property is a detached garage together with off road parking. The property enjoys a pleasant position within this popular residential development, conveniently located close to local amenities and the nearby coastline.

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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.

Agents Note - Please note that some of the marketing photographs have been digitally enhanced to remove certain personal belongings and items for presentation purposes. The images are intended to provide a clear representation of the space and layout of the property.

Council Tax Band - B

EPC Rating - D



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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Poughill along Golf House Road passing Flexbury Church on the right hand side and continue around the sharp right hand bend taking the next left hand turning into Trevella Road. Proceed up the hill taking the first left hand turning into Petherick Road followed by the next left hand turning into Cherrill Gardens. Continue down the road whereupon number 2 will be found on your right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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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