



Bond
Oxborough
Phillips

Changing Lifestyles

3 The Rowans
Bude
Cornwall
EX23 8PS

Asking Price: £399,950 Freehold



Changing Lifestyles

**01288 355 066
bude@bopproperty.com**

3 The Rowans, Bude, Cornwall, EX23 8PS



- Spacious detached dormer bungalow
- 4 bedrooms
- Convenient Bude location
- Walking distance of town centre and beaches
- Modern finishes
- Generous first floor principal bedroom
- Large garage and driveway parking
- Enclosed rear garden
- EPC: C
- Council Tax Band: D



An exciting opportunity to acquire this well presented and deceptively spacious 4 bedroom detached dormer bungalow, occupying a convenient position within the popular coastal town of Bude, within easy reach of the town centre, local amenities and beaches.

The property offers versatile accommodation throughout, ideally suited to those seeking a comfortable family home, investment opportunity or property with flexible living arrangements. The accommodation briefly comprises a welcoming entrance hall, modern kitchen/dining room, living room, two ground floor bedrooms, study, shower room and separate WC. To the first floor are two bedrooms with a generous principal bedroom enjoying far-reaching views across the surrounding area. The kitchen/dining room is a particular feature of the home, fitted with a contemporary range of units, wooden work surfaces and stylish tiled splashbacks, creating a bright and practical space for everyday living. The living room offers a comfortable reception area with a pleasant outlook to the front, whilst the additional study provides excellent flexibility, whether used as a home office, hobby room or occasional bedroom.

Externally, the property benefits from driveway parking to the front, giving access to a large garage. To the rear is a generous enclosed garden, principally laid to lawn with a paved seating area, offering an excellent space for outdoor dining, gardening or family use.

The property further benefits from double glazing throughout and offers a fantastic opportunity to acquire a versatile home in a highly convenient Bude location.



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The Rowans enjoys a convenient location situated within walking distance of the centre of this popular coastal town which supports a useful and comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many areas of outstanding natural beauty and popular bathing beaches, with the local sandy bathing beaches providing a whole host of water sports and leisure activities. The bustling market town of Holsworthy lies some 10 miles inland and 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 network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.



Property Description

Entrance Hall

Living Room - 12'9" x 9'9" (3.89m x 2.97m)

Kitchen/Diner - 18'9" x 9'9" (5.72m x 2.97m)

Bedroom 2 - 11'9" x 10'3" (3.58m x 3.12m)

Bedroom 3 - 9'4" x 8'4" (2.84m x 2.54m)

Shower Room - 7'4" x 5'4" (2.24m x 1.63m)

Garage - 19'11" x 17'4" (6.07m x 5.28m)
Up and over vehicle entrance door.

Rear Porch - 6'6" x 2'10" (1.98m x 0.86m)

Study - 10'10" x 10'2" (3.3m x 3.1m)

WC - 4'1" x 2'10" (1.24m x 0.86m)

First Floor Landing

Bedroom 1 - 14'10" x 12'3" (4.52m x 3.73m)

Bedroom 4 - 7'5" x 8' (2.26m x 2.44m)

Outside - To the front of the property is driveway parking providing access to the large garage, which offers excellent storage, workshop potential or secure parking. There is also a small front garden area laid to lawn.

To the rear, the property enjoys a generous enclosed garden, principally laid to lawn and bordered by fencing and mature planting. A paved patio area provides space for outdoor seating and dining, whilst the garden itself offers ample room for children, pets, gardening or further landscaping if desired. Pedestrian access is also available to the side of the property.

Services - Mains gas, electric, water and drainage.

Council Tax - Band D

EPC - Rating 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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Floorplan

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	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.

Directions

From Bude town centre proceed out of the town towards Stratton, passing the Esso garage on the left-hand side. Proceed around the bend and half way up the hill, turn right into Hawthorn Avenue, take the next right hand turning into The Rowans whereupon the property will be found within a short distance on the right hand side.

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We are here to help you find and buy your new home...

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