



Bond
Oxborough
Phillips

Changing Lifestyles

66 Agnes Close
Bude
Cornwall
EX23 8SB

Asking Price: £365,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

66 Agnes Close, Bude, Cornwall, EX23 8SB



- Extended Semi-Detached Home
- 3/4 Bedrooms (1 Ensuite)
- 2 Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom & Ground Floor WC
- Ample Off Road Parking
- Large Terraced Decking Area
- Rear Garden With Patio
- Close To Town, Schools & Beaches
- EPC: TBC
- Council Tax Band: B



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An opportunity to acquire this well presented 3/4 bedroom (1 ensuite) semi-detached home, situated within a popular residential area of Bude, conveniently located within easy reach of the town centre, local schools, amenities and nearby beaches.

The property has been extended and improved by the current owners, creating spacious and versatile accommodation arranged over 2 floors. The accommodation briefly comprises an entrance hall with WC, generous living room with doors opening onto the rear garden, separate dining room and a modern fitted kitchen with direct access out onto the terraced decking area. On the first floor are 3 well proportioned bedrooms, with bedroom 1 benefitting from an ensuite shower room, together with a family bathroom. There is also a useful study/bedroom 4, offering flexibility for those requiring a home office, nursery or occasional guest room.

Externally, the property benefits from ample off road parking to the front, whilst the rear garden is arranged with a large terraced decking area, lawn and further patio seating space.

An ideal family home in a convenient Bude location, offering flexible accommodation, generous parking and a superb connection to outside space.

Dining Room - 11'2" x 16' (3.4m x 4.88m)

Kitchen - 8'1" x 15'11" (2.46m x 4.85m)

Hallway - 3'6" x 7'7" (1.07m x 2.3m)

Living Room - 14'7" x 13'1" (4.45m x 4m)

WC - 3'7" x 4'11" (1.1m x 1.5m)

First Floor Landing - 13'6" x 5'7" (4.11m x 1.7m)

Bedroom 1 - 9'3" x 11'3" (2.82m x 3.43m)

Ensuite - 3'2" x 9'2" (0.97m x 2.8m)

Bedroom 2 - 9'8" x 9'11" (2.95m x 3.02m)

Bedroom 3 - 9'7" x 8' (2.92m x 2.44m)

Study/Bed 4 - 5'4" x 9'3" (1.63m x 2.82m)

Bathroom - 5'9" x 7'8" (1.75m x 2.34m)

Outside - To the front of the property is a brick paved driveway providing ample off road parking, with access leading to the main entrance.

The rear garden is a particular feature of the property, arranged to make the most of the outside space with a large terraced decking area accessed directly from the house, providing an ideal space for alfresco dining and entertaining. Steps lead down to a lawned garden with further patio seating area and useful timber storage sheds. From the decking, a gate provides access into a large adjoining woodland area, currently rented from the council, offering a fantastic additional area of outside space.

Services - Mains gas, electric, water and drainage.

EPC - Rating TBC.

Council Tax - Band B. (May be subject to revaluation by Cornwall Council.

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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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.



Directions

From Bude town centre proceed out of the town towards Stratton, passing the Shell petrol station on the left hand side into Stratton Road, rising up the hill and take the right hand turning into Treleven Road opposite the secondary school. Take the next right hand turning into Berries Avenue and immediately left into Agnes Close, where upon the property will be found towards the end on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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