



Bond
Oxborough
Phillips

Changing Lifestyles

1 Minster Gate
Bude
Cornwall
EX23 8AD

Asking Price: £265,000 Freehold



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01288 355 066
bude@boproperty.com

1 Minster Gate, Bude, Cornwall, EX23 8AD



- Spacious 3 bedroom home
- 2 reception rooms
- Convenient location close to Bude town centre
- Requires modernisation throughout
- Generous enclosed rear garden
- Detached external store room
- Solar panels
- Potential for loft conversion, subject to consents
- Accessed via entrance drive with right of access
- EPC: C
- Council Tax Band: B



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An exciting opportunity to acquire this spacious 3 bedroom home, conveniently positioned within easy reach of Bude town centre, local amenities and the coast. Requiring modernisation throughout, the property offers excellent scope for purchasers to update, personalise and potentially enhance to their own requirements.

The accommodation includes a living room, separate dining room, kitchen, sunroom, entrance porch and ground floor WC. On the first floor are 3 bedrooms and a family bathroom. The property also benefits from solar panels and a dormer window to the loft space, presenting potential for further conversion or accommodation, subject to any necessary planning permissions and building regulations.

Externally, there is an attractive and established rear garden, together with a useful detached store room. The property is approached via an entrance drive over which it has a right of access leading to an off road parking space. EPC TBC. Council Tax Band B.

The property is situated in a convenient and popular residential area within a short distance of the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged north Cornish coastline with its three local sandy bathing beaches which provide a whole host of water sports and leisure activities, together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies some ten 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.

Entrance Hall - 4'5" x 6'7" (1.35m x 2m)

WC - 2'5" x 6'7" (0.74m x 2m)

Kitchen - 12'2" x 8'7" (3.7m x 2.62m)

Dining Room - 10'8" x 12'5" (3.25m x 3.78m)

Living Room - 12'4" x 12'7" (3.76m x 3.84m)

Sun Room - 10'3" x 4' (3.12m x 1.22m)

First Floor Landing

Bedroom 1 - 12'3" x 11'4" (3.73m x 3.45m)

Bedroom 2 - 8'10" x 9'8" (2.7m x 2.95m)

Bedroom 3 - 9'9" x 8'10" (2.97m x 2.7m)

Bathroom - 7'11" x 6'4" (2.41m x 1.93m)

Outside - The property is approached via an entrance drive, over which it benefits from a right of access, leading to an off road parking space, detached store room and to the front of the property.

To the rear is a generous, enclosed garden, principally laid to lawn and bordered by a wide variety of mature shrubs, flowering plants and established hedging, creating a pleasant and private setting. A patio area adjoining the property provides an ideal space for outdoor dining and entertaining, with a pathway extending through the garden towards the far end of the plot.

Store Room - 6'7" x 8'11" (2m x 2.72m)

Services - Mains electric, water, drainage. Solar panels.

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EPC - Rating C.

Council Tax - Band B

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

Proceed out of Bude town centre towards Stratton passing the petrol station on the left hand side follow this road around the left hand bend, continue up the hill into Stratton Road taking the right hand turn just after passing Budehaven secondary school into Cleavelands and after a short distance the driveway leading to 1 Minster Gate will be found on your left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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