Bond Oxborough Phillips

Changing Lifestyles

10 Sanderling Close
Bude
Cornwall
EX23 8GJ

Asking Price: £430,000 Freehold







Changing Lifestyles

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bude@boppproperty.com

10 Sanderling Close, Bude, Cornwall, EX23 8GJ

- Detached four-bedroom family home
- En-suite to principal bedroom
- Spacious living room
- Modern kitchen/dining room
- Office or potential fifth bedroom
- Utility room and cloakroom
- Double garage and driveway parking
- Enclosed landscaped rear garden
- Patio, artificial lawn and garden room
- Popular Bude location
- EPC: B
- Council Tax Band: E







An exciting opportunity to acquire this superbly presented four bedroom detached family home, situated within a desirable modern cul-de-sac on the outskirts of the popular coastal town of Bude. The property offers light, spacious and well-balanced accommodation throughout, together with ample off-road parking, a detached double garage and an attractive enclosed rear garden.

The accommodation opens into a welcoming entrance hall with useful understairs storage. To the front of the property is a comfortable dual-aspect living room, featuring an electric fire and double doors opening through to the kitchen/dining room. This creates a sociable flow through the ground floor and provides an ideal setting for both everyday family life and entertaining.

The kitchen/dining room is fitted with a comprehensive range of modern units and integrated appliances, including a dishwasher, fridge/freezer, gas hob and double electric oven. There is ample room for a dining table and chairs, while doors open directly onto the rear garden. Also on the ground floor is a useful office/cloakroom, offering flexibility for those working from home or potential use as an occasional fifth bedroom, together with a utility room and ground-floor WC. On the first floor, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath and shower over.

Externally, the property is approached via a driveway providing off-road parking for a number of vehicles and access to the double garage. The enclosed rear garden has been thoughtfully arranged to create an attractive and low-maintenance outdoor entertaining space, with a paved patio adjoining the property, an artificial lawn, raised planted borders and a further paved seating area. A substantial timber garden building provides excellent versatility and is currently used as an outdoor entertaining and relaxation space, with potential for use as a garden room, home office, hobby space or workshop, depending on requirements.

The property is conveniently positioned for access into Bude, with its range of shops, supermarkets, schools, restaurants, beaches, canal and coastal walks.



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 it's 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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Property Description

Entrance Hall - 6'5" x 14'10" (1.96m x 4.52m)

Living Room - 11'8" x 17'4" (3.56m x 5.28m)

Kitchen/Dining Room - 25' x 10'2" (7.62m x 3.1m)

Study/Bed 5 - 6'6" x 8'2" (1.98m x 2.5m)

WC - 5'7" x 6'2" (1.7m x 1.88m)

First Floor Landing

Bedroom 1 - 11'6" x 13'1" (3.5m x 4m)
Built in wardrobe.

Ensuite - 6'10" x 4'11" (2.08m x 1.5m)

Bedroom 2 - 9'10" x 9'11" (3m x 3.02m)

Bedroom 3 - 14'4" x 9' (4.37m x 2.74m)

Bedroom 4 - 10'5" x 8'1" (3.18m x 2.46m)

Bathroom - 6'1" x 6'9" (1.85m x 2.06m)

Outside - The property is approached via a driveway providing off-road parking for a number of vehicles and access to the detached double garage, offering useful space for parking, storage or workshop use.

Outside cont'd -To the rear, the property enjoys an attractive enclosed garden, thoughtfully designed to provide a low-maintenance and versatile outdoor space. Immediately adjoining the property is a paved patio area, providing an ideal spot for outdoor dining and entertaining, with a further seating area positioned to the side of the garden. The main garden is laid with artificial lawn, bordered by raised planted beds and established shrubs which provide colour and interest throughout the year.

A substantial timber garden building sits to the rear of the garden and is currently arranged as an entertaining and relaxation space. This versatile building could also be well suited for use as a home office, hobbies room, garden room or workshop, depending on individual requirements.

Double Garage - 17'3" x 11'3" (5.26m x 3.43m)

Utility Room - 17' x 6'3" (5.18m x 1.9m)

Summerhouse - 9'5" x 9'9" (2.87m x 2.97m)

Services - Mains gas, electric, water and drainage.

Service Charge - Estate service charge TBC.

EPC - Rating B

Council Tax - Band E

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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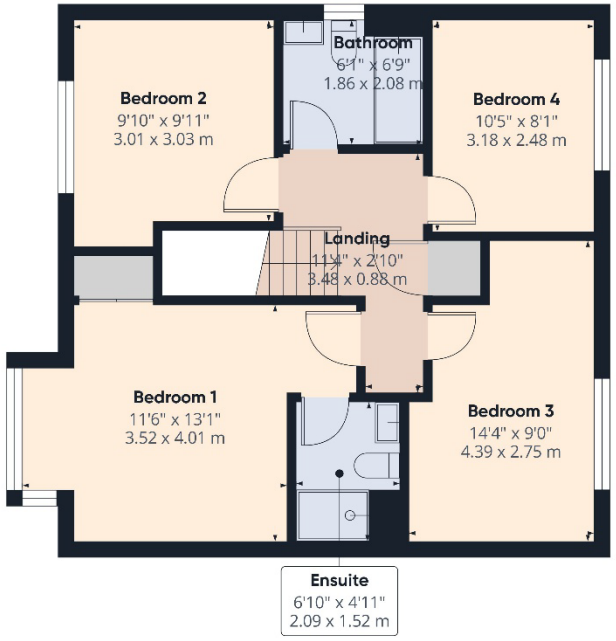
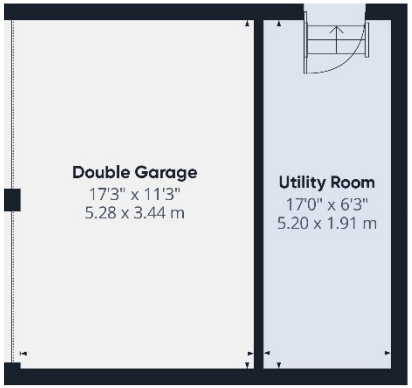
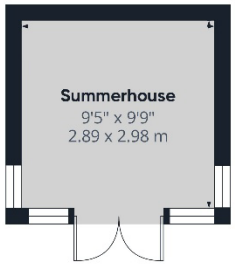
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area[1]

1649 ft²

153.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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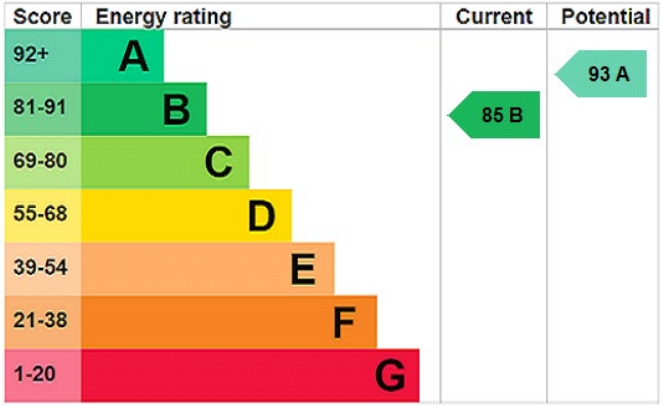

Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrisons roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next right hand turn into Sanderling Close. Follow the cul de sac round to the right, number 10 is the second to last house on the right hand side.

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.

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

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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