



Bond
Oxborough
Phillips

Changing Lifestyles

6 William Edwards Close
Bude
Cornwall
EX23 8JE

Asking Price: £450,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

6 William Edwards Close, Bude, Cornwall, EX23 8JE



- Substantial detached residence
- 3 bedrooms
- Requiring modernisation and updating throughout
- Large integral double garage
- Driveway providing off-road parking
- Popular residential location
- Convenient for Bude town centre, schools and beaches



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An exciting opportunity to acquire this substantial 3 bedroom detached residence, situated within the popular residential area of William Edwards Close and requiring modernisation and updating throughout.

The generously proportioned accommodation comprises an entrance porch and hallway, a fitted kitchen and ground floor WC with a spacious living room opening through to a separate dining area with doors leading onto the rear garden,. On the first floor are 3 bedrooms, with Bedroom 1 benefiting from an adjoining dressing area, together with a family bathroom.

The property offers considerable scope for purchasers wishing to improve and personalise the accommodation to their own requirements. Further benefits include a large integral double garage, driveway parking and established gardens to the front and rear.

Occupying a convenient position within easy reach of Bude town centre, local schools, amenities and beaches, this sizeable home offers excellent potential and an internal viewing is highly recommended.

William Edwards Close enjoys a pleasant location situated in one of Bude's most desirable residential areas lying a short distance away from the local bathing beach of Crooklets and within walking distance of the town centre which supports a comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks, etc. 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 convenient access to the A39 North Devon link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.

Entrance Porch - 6'4" x 3'7" (1.93m x 1.1m)

Entrance Hall

Kitchen - 10'2" x 14'2" (3.1m x 4.32m)

Dining Area - 10'3" x 9'11" (3.12m x 3.02m)

Living Room - 15'8" x 11'6" (4.78m x 3.5m)

WC - 6'3" x 2'11" (1.9m x 0.9m)

Landing

Bedroom 1 - 9'9" x 11'4" (2.97m x 3.45m)

Dressing Area - 7'6" x 8'3" (2.29m x 2.51m)

Bedroom 2 - 8'8" x 12' (2.64m x 3.66m)

Bedroom 3 - 6'10" x 12'3" (2.08m x 3.73m)

Bathroom - 9'3" x 7'9" (2.82m x 2.36m)

Garage - 16'8" x 17' (5.08m x 5.18m)

Outside - The property is approached via a private driveway providing off-road parking and access to the integral double garage. To the rear is an enclosed garden with a decked seating area and lawn, bordered by mature hedging, shrubs and trees. The garden would benefit from some attention but offers plenty of potential.

EPC - Rating TBC

Council Tax - Band E

Services - Main water, electric and Gas.

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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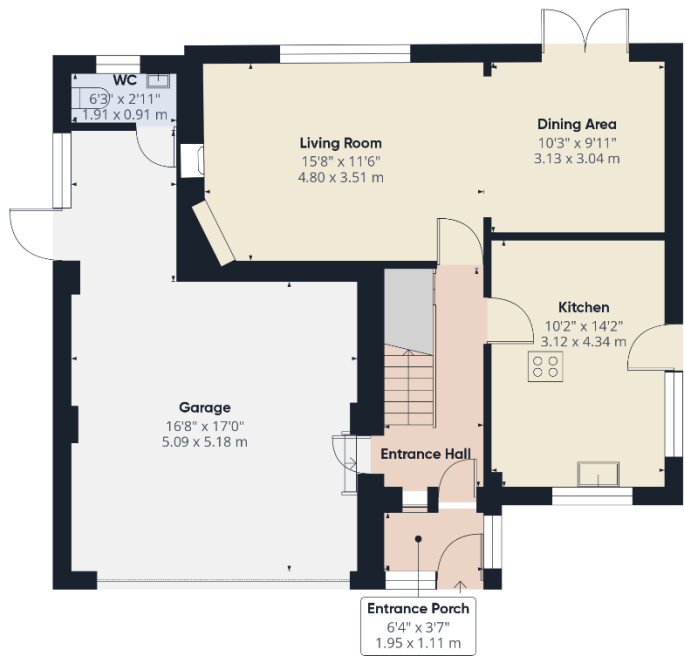


Have a property to sell or let?

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.



Floor 0



Floor 1

Approximate total area^m
1370 ft²
127.3 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.

GIRAFFE360

EPC: TBC

Directions

From Bude town centre proceed out of the town along Golf House Hill towards Flexbury, upon reaching Flexbury Church turn right into Flexbury Park Road and take the next right hand turning into William Edward Close. The property will be found within a short distance on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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