



Bond
Oxborough
Phillips

Changing Lifestyles

1 Carteret Road
Bude
EX23 8DD

Asking Price: £430,000
Freehold



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01288 355 066
bude@boproperty.com

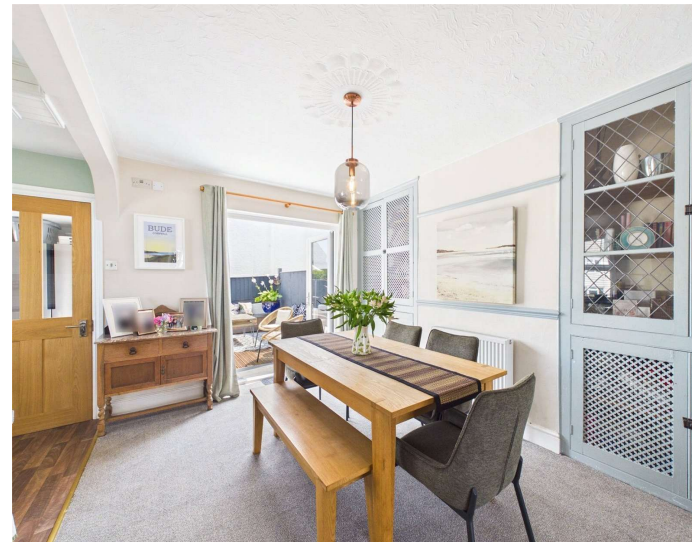
1 Carteret Road, Bude, EX23 8DD



- Spacious Period Residence
- 4 Bedrooms
- Top Floor Bedroom With En-Suite
- Views Over Bude Town Centre And Towards The Sea
- Living Room With Bay Window
- Utility Room And Ground Floor WC
- Family Bathroom
- Off Road Parking
- Enclosed Rear and Side Garden
- Useful Store Room And Garden Sheds
- Walking Distance To Town Centre, Beaches And Schools



An exciting opportunity to acquire this well presented 4 bedroom, 2 bath/shower room period residence, situated in a highly convenient location within easy walking distance of Bude town centre, local beaches and schools. The property offers spacious and versatile accommodation arranged over 3 floors, including a living room, kitchen/dining room, utility room and WC. The top floor bedroom benefits from an en-suite and enjoys pleasant views over Bude town centre with sea views beyond. Further benefits include off road parking, enclosed rear and side gardens, useful store room and garden sheds. Viewing highly recommended. EPC C. Council Tax Band C

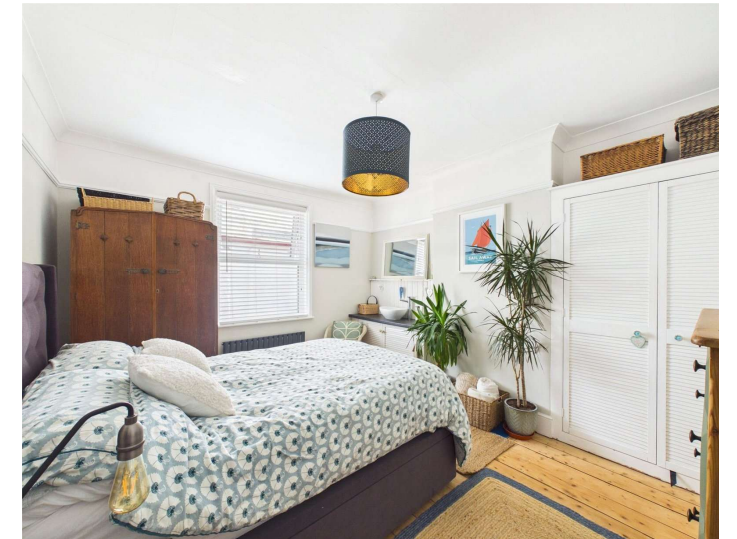


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The property enjoys a superb location in this sought after residential area, close to the town centre. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities and lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches with the local sandy bathing beaches providing a whole host of watersports 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 convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 Motorway. The cathedral city of Exeter with intercity railway network, airport and motorway links is some 50 miles.



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Covered Entrance Porch

Entrance Hall - 3'11" x 13'2" (1.2m x 4.01m)

WC - 2'5" x 3'11" (0.74m x 1.2m)

Living Room - 10'11" x 11'10" (3.33m x 3.6m)

Kitchen/Dining Room - 16'5" x 12'11" (5m x 3.94m)

Utility Room - 7'3" x 6'4" (2.2m x 1.93m)

First Floor Landing

Bedroom 2 - 12'6" x 10'11" (3.8m x 3.33m)

Bedroom 3 - 12'6" x 10' (3.8m x 3.05m)

Bedroom 4 - 7'11" x 6'11" (2.41m x 2.1m)

Family Bathroom - 7'4" x 7' (2.24m x 2.13m)

Second Floor

Bedroom 1 - 11'11" x 13'11" (3.63m x 4.24m)

A range of built in useful storage cupboards and drawers. Window to front elevation enjoying views across the town centre and to the sea.

Ensuite - 10' x 3' (3.05m x 0.91m)

Outside - To the rear of the property is an enclosed garden arranged with a decked seating area adjoining the house, providing a pleasant space for outdoor dining and entertaining. An additional lawned garden area is located to the side of the property fully enclosed with useful sheds and a detached store room, ideal for storage of garden equipment, bikes and beach items.

The property also benefits from off road parking to the side, accessed from Broadclose Hill, providing a valuable feature within this convenient town location.

Store Room - 8' x 8'6" (2.44m x 2.6m)

Power and light connected.

Services - Mains gas, electric, water and drainage.

Council Tax - Band C

EPC - Rating C.

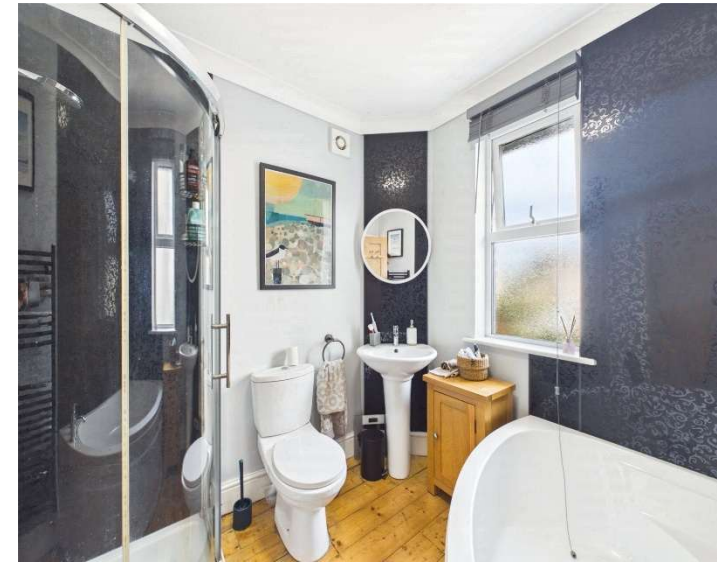
Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We 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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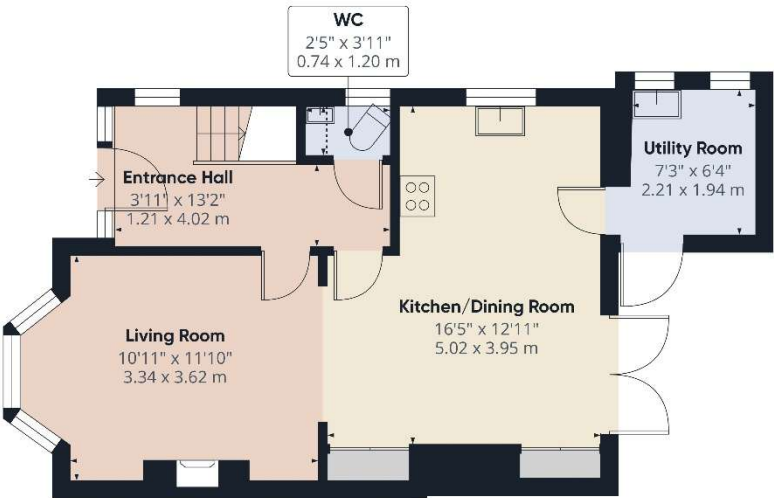
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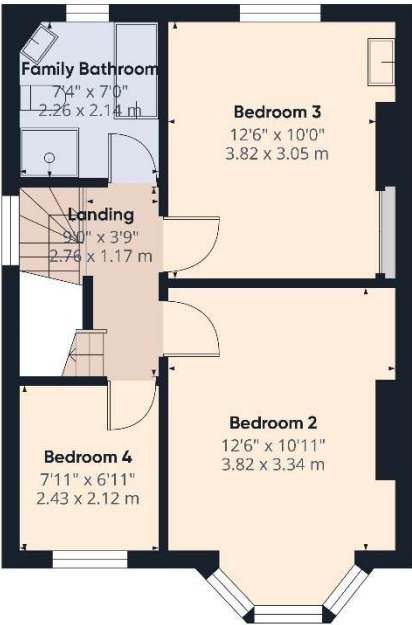
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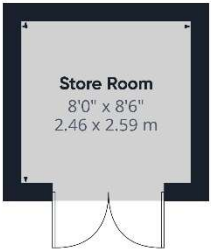
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area^m
1175 ft²
109.2 m²

Reduced headroom
27 ft²
2.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

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

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Directions

From Bude town centre proceed on foot to the top of Lansdown Road and turn into Broadclose Hill. Proceed up the hill and take the second right hand turning into Carteret Road whereupon number 1 will be found on the left hand side.

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

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Bude
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Email: bude@bopproperty.com

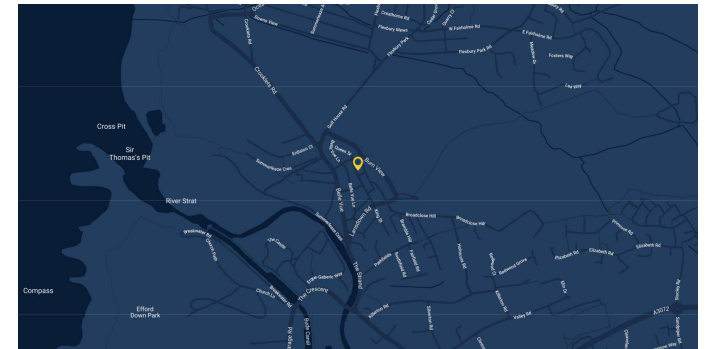
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