



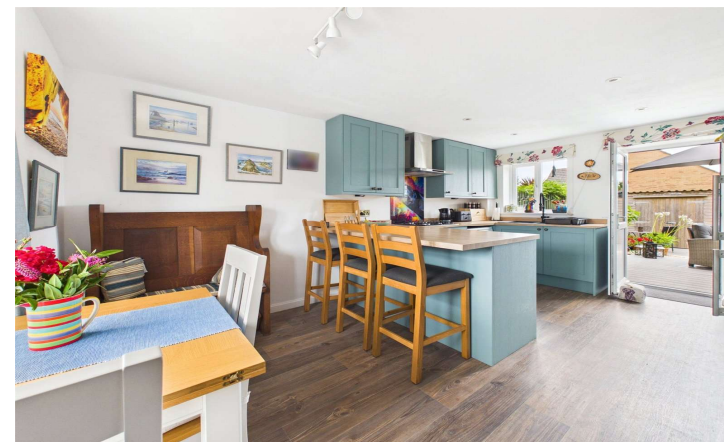
Bond
Oxborough
Phillips

Changing Lifestyles

5 Sandpiper Road
Bude
Cornwall
EX23 8BA

Asking Price: £325,000

Freehold



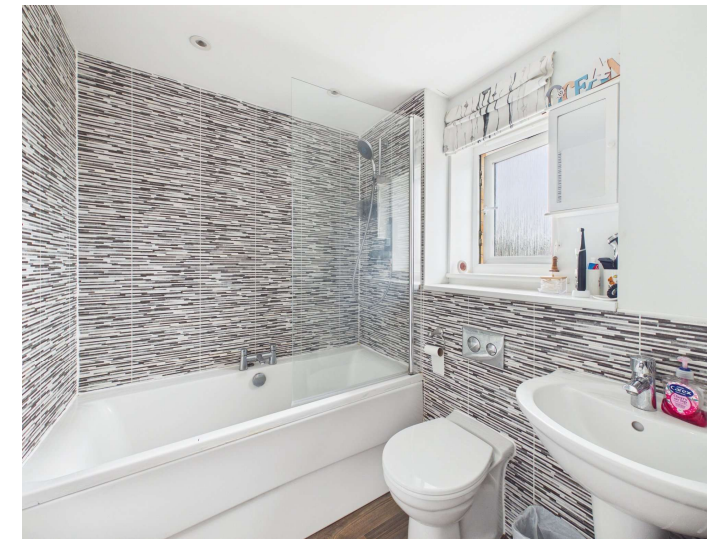
Changing Lifestyles

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bude@boproperty.com

5 Sandpiper Road, Bude, Cornwall, EX23 8BA



- 3 BEDROOMS
- END OF TERRACE
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- ENSUITE MASTER BEDROOM
- ADDITIONAL SUNROOM
- GARAGE IN NEARBY BLOCK
- OFF ROAD PARKING
- WALKING DISTANCE OF SCHOOLS AND AMENITIES
- EPC: C
- COUNCIL TAX BAND C



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An exciting opportunity to acquire this well-presented 3 bedroom end of terrace home, conveniently situated within this popular residential development and within walking distance of local schools, amenities and the town centre.

The accommodation briefly comprises an entrance hall, ground floor cloakroom, kitchen/dining room and a comfortable living room opening into a useful sun room, providing an additional reception space with access and views over the rear garden. On the first floor are 3 bedrooms with an ensuite to the master and a family bathroom.

Outside, the property has an enclosed rear garden, off-road parking and a garage situated within a nearby block. The residence also benefits from gas-fired central heating and double-glazed windows.

An internal viewing is highly recommended to appreciate the accommodation and convenient location on offer. EPC Rating C. Council Tax Band C.

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.

Entrance Hall - 9'7" x 6'4" (2.92m x 1.93m)

Living Room - 15'5" x 10'11" (4.7m x 3.33m)

Sunroom - 9'3" x 10'10" (2.82m x 3.3m)

Kitchen/Dining Room - 15'5" x 10'9" (4.7m x 3.28m)

Cloakroom - 4'10" x 4'7" (1.47m x 1.4m)

First Floor Landing

Bedroom 1 - 8'11" x 9'8" (2.72m x 2.95m)

Ensuite - 6'9" x 4'11" (2.06m x 1.5m)

Bedroom 2 - 8'4" x 10'11" (2.54m x 3.33m)

Bedroom 3 - 6'9" x 10'10" (2.06m x 3.3m)

Bathroom - 5'5" x 6'9" (1.65m x 2.06m)

Outside - To the rear of the property is a fully enclosed garden, arranged with a raised decking area, low-maintenance gravelled patio area and an adjoining lawn, providing a pleasant space for outdoor seating and dining. A pedestrian gate at the rear leads to the parking area and garage, which are situated within a nearby block.

Garage - 9' x 18'3" (2.74m x 5.56m)

Agents Note - A service charge is payable towards the upkeep of communal areas within the Shorelands development. The amount is to be confirmed.

Services - Mains gas, electricity, water and drainage.

Council Tax - Band C

EPC - 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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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 and turn right at the Morrisons roundabout and into the new Shorelands development. Proceed along Sandpiper Road whereupon number 5 will be found within a short distance on the right hand side with a sale board clearly displayed.

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