



Bond
Oxborough
Phillips
Changing Lifestyles

73 East Fairholme Road
Bude
EX23 8HU

Asking Price: £430,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

73 East Fairholme Road, Bude, EX23 8HU



- Beautifully presented three-bedroom link-detached bungalow
- Sought after location
- Walking distance of Bude town centre and amenities
- Easy access to local schools and beaches
- Bright living room with triple glazed bi-folding doors to the garden
- Attractive, well-established rear garden
- Generous paved seating and entertaining areas
- Off road parking and garage



Changing Lifestyles

01288 355 066
bude@bopproperty.com

73 East Fairholme Road, Bude, EX23 8HU

Changing Lifestyles

An exciting opportunity to acquire this beautifully presented three-bedroom link-detached bungalow, situated in a highly convenient residential location within walking distance of Bude town centre, local amenities, schools and the town's popular beaches.

The property opens into a welcoming entrance hall, with the heart of the home being an impressive kitchen/dining room fitted with a range of contemporary units, generous worktop space and a useful breakfast bar, providing an excellent setting for everyday living and entertaining.

The kitchen/dining room leads through to a bright and inviting living room, where the triple-glazed bi-folding doors allow an abundance of natural light to fill the space and create a seamless connection with the rear garden.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A stylish family bathroom is fitted with both a freestanding bath and a separate shower enclosure.

Externally, the property is approached over a driveway providing off-road parking and access to the garage, the garage benefits from an electric vehicle charging point. To the front, the garden has been attractively planted as a Cornish wildflower meadow.

To the rear is an attractive and thoughtfully arranged garden featuring generous paved seating areas, built-in seating and raised planters, together with productive beds, mature trees and established planting. A greenhouse and garden store provide further practicality, while the patio offers an ideal space for outdoor dining and relaxation.

Council Tax Band C. EPC Rating TBC.

East Fairholme Road is situated close to the Golf Course and is within easy reach of the town centre with its extensive range of shopping, schooling, banking 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 watersports and leisure activities together with many nearby cliff top coastal walks etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall

Bedroom 1 - 11' x 10'2" (3.35m x 3.1m)

Ensuite - 9'9" x 3'4" (2.97m x 1.02m)

Living Room - 13'3" x 8'10" (4.04m x 2.7m)

Kitchen/Dining room - 10' x 17'5" (3.05m x 5.3m)

Hallway

Bedroom 2 - 9'10" x 11'3" (3m x 3.43m)

Bathroom - 5'5" x 6'7" (1.65m x 2m)

Bedroom 3 - 8'9" x 10'8" (2.67m x 3.25m)

Garage - 7'8" x 17'2" (2.34m x 5.23m)

Outside - The property is approached over a driveway providing off-road parking and access to the attached garage. To the front is a low-maintenance garden area with slate chippings and established planting as a Cornish Wildflower meadow.

To the rear is an attractive and well-established enclosed garden, offering a combination of paved seating areas, productive planting area. A patio provides an ideal space for outdoor dining and entertaining, complemented by built-in seating and planters. The garden also benefits from mature trees and shrubs, a greenhouse and a useful garden store.

Services - Mains Gas, Electric and water.

Council Tax - Band C.

EPC - Rating TBC.

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.

Changing Lifestyles

01288 355 066
bude@bopproperty.com

73 East Fairholme Road, Bude, EX23 8HU



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.



EPC:TBC

Directions

From Bude town centre, proceed out of the town along Golf House Road towards Poughill, and turn right at Flexbury Church keeping the golf course on the right hand side. Take the second right hand turning into East Fairholme Road and continue towards the end of the road whereupon 73 East Fairholme Road will be found on the right hand side.

Changing Lifestyles

01288 355 066
bude@boproperty.com