Bond Oxborough Phillips

Changing Lifestyles

10 The Crescent
Bude
Cornwall
EX23 8LE

Asking Price: £400,000

Freehold







Changing Lifestyles

01288 355 066
bude@boppproperty.com

10 The Crescent, Bude, Cornwall, EX23 8LE

- Three-bedroom end-terrace cottage
- Conveniently located on The Crescent in Bude
- Ground-floor shower room
- Enclosed, low-maintenance rear garden
- Detached garage and off-road parking
- Well presented throughout
- Available with no onward chain











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An exciting opportunity to acquire this well-presented three-bedroom end-terrace cottage, conveniently situated on The Crescent in Bude and offered for sale with no onward chain.

The accommodation is entered through a useful porch, opening into an impressive living and dining room of generous proportions, featuring windows to the front and a fireplace providing an attractive focal point. From here, the hallway provides access to a versatile snug, which could equally be used as a third bedroom, home office or additional reception room.

The fitted kitchen comprises a range of contemporary units with contrasting work surfaces, an inset sink, built-in cooking appliances and attractive herringbone-style flooring. A separate utility room provides further storage and appliance space, while a ground-floor shower room completes the accommodation on this level.

On the first floor are two well-proportioned double bedrooms, together with a spacious family bathroom fitted with a traditional freestanding roll-top bath.

Externally, the property benefits from an enclosed rear garden arranged for ease of maintenance, with areas of lawn, gravel and paved seating providing an ideal setting for outdoor dining and relaxation. A pedestrian gate leads to a generous gravelled parking area and detached garage, providing valuable off-road parking and storage.

Combining characterful accommodation with flexible living space, a private garden, garage and parking, this appealing home would suit a variety of purchasers. EPC Rating D. Council Tax Band C.

The property occupies a prime position within walking distance of the town centre, beach and coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch

Living/Dining Room - 22'1" x 11'7" (6.73m x 3.53m)

Hallway

Snug/Bedroom 3 - 13' x 7'4" (3.96m x 2.24m)

Kitchen - 9'5" x 7' (2.87m x 2.13m)

Utility Room - 6'7" x 5'7" (2m x 1.7m)

Shower Room - 2'7" x 15'2" (0.79m x 4.62m)

Landing

Bedroom 1 - 10'7" x 12'1" (3.23m x 3.68m)

Bedroom 2 - 10'2" x 11'9" (3.1m x 3.58m)

Bathroom - 7'11" a 7'5" (2.41m a 2.26m)

Garage - 10' x 14'10" (3.05m x 4.52m)
Light and power connected

Outside - To the front, the property is approached through a pedestrian gate into a small enclosed garden, with a pathway leading to the entrance porch.
The rear garden is enclosed and thoughtfully arranged for ease of maintenance, incorporating a level lawn, paved seating areas and gravelled sections, providing an attractive space for outdoor dining and relaxation. A pedestrian gate leads through to a generous gravelled parking area, where there is ample off-road parking and access to the detached garage.

EPC - Rating D.

Council Tax - Band 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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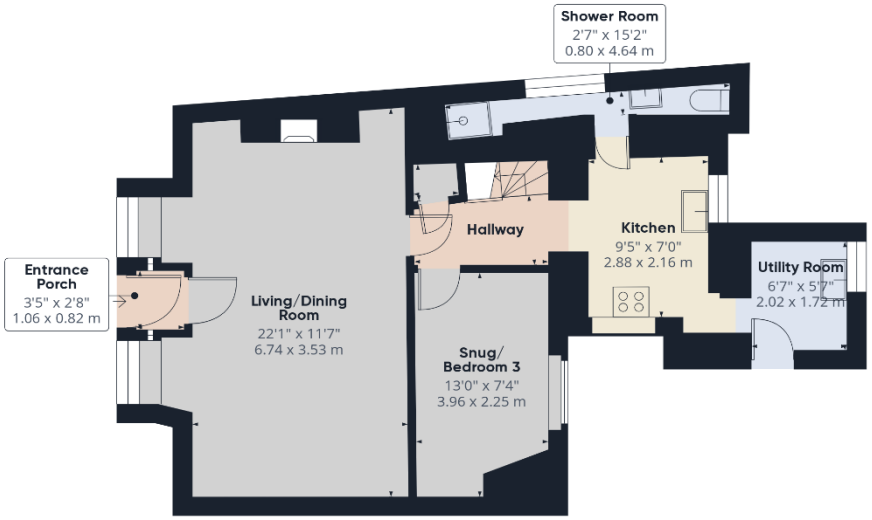




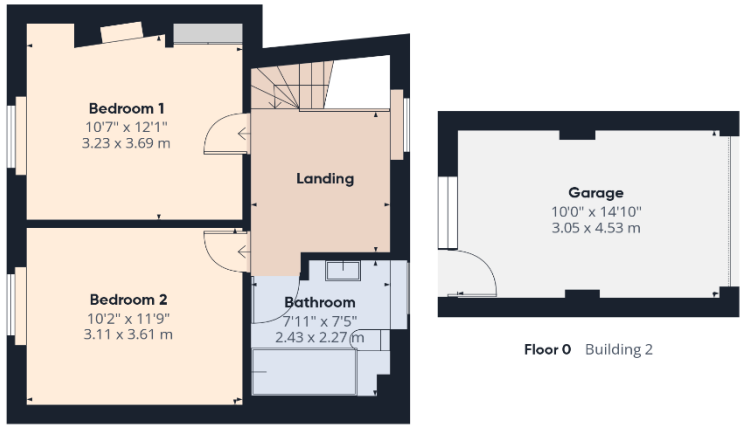
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Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1107 ft²

102.9 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.

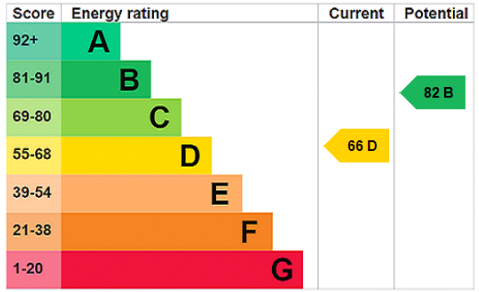
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Have a property to sell or let?

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 along The Strand towards Stratton. upon reaching the mini-roundabout turn right towards Widemouth Bay, whereupon The Crescent will be found immediately on the right hand side and after a short distance number 10 will be found within a short distance on the right hand side.