



Bond
Oxborough
Phillips

Changing Lifestyles

28 Hollabury Road
Bude
Cornwall
EX23 8JA

Asking Price: £245,000 Freehold



Changing Lifestyles

**01288 355 066
bude@boproperty.com**

28 Hollabury Road, Bude, Cornwall, EX23 8JA



- Three Bedroom Period Terraced Residence
- Two Double Bedrooms & Further Single Bedroom
- Two Separate Reception Rooms
- Convenient Bude Location
- Within Easy Reach of Town Centre
- Separate Kitchen
- Spacious First Floor Bathroom
- Character Features
- Opportunity to Update & Personalise
- Attractive Enclosed Rear Garden
- Useful Garden Storage
- On-Street Parking Available Nearby
- EPC Rating - C
- Council Tax Band - A



Hollabury Road is situated in the Flexbury area close to the Golf Course and 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.



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An exciting opportunity to acquire this three-bedroom period terraced residence, situated in a convenient location within easy reach of Bude town centre, local amenities, schools and the town's popular beaches.

The property offers well-proportioned accommodation with plenty of character and provides an excellent opportunity for a purchaser to update and personalise the home to their own taste.

The ground floor comprises an entrance hall giving access to a comfortable living room to the front, featuring a decorative fireplace, together with a separate dining room providing a useful second reception space. From here, access leads through to the kitchen at the rear, which is fitted with a range of units and work surfaces and enjoys an outlook over the garden.

On the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a smaller third bedroom, ideal for use as a single bedroom, nursery or home office. The accommodation is completed by a spacious family bathroom fitted with a bath and shower over, wash hand basin and WC.

Outside, the property benefits from gardens to both the front and rear. The enclosed rear garden is a particularly appealing feature, arranged with paved seating areas, raised borders and established planting, together with useful garden storage

towards the rear. On-street parking is available nearby.

Offering approximately 690 sq ft (64 sq m) of accommodation, the property occupies a convenient position for those wishing to enjoy easy access to Bude and would make an excellent permanent home, investment purchase or coastal base.

Lounge - 10'7" x 10'3" (3.23m x 3.12m)

Dining Room - 11'5" x 10'4" (3.48m x 3.15m)

Kitchen - 8'4" x 9' (2.54m x 2.74m)

Entrance Hall - 3'1" x 11'3" (0.94m x 3.43m)

First Floor Landing - 5'2" x 14'11" (1.57m x 4.55m)

Bedroom 1 - 8'10" x 11'3" (2.7m x 3.43m)

Bedroom 2 - 8'10" x 9'7" (2.7m x 2.92m)

Bedroom 3 - 5' x 8'4" (1.52m x 2.54m)

Bathroom - 8'5" x 6'8" (2.57m x 2.03m)

Outside - To the front of the property is an enclosed garden with pedestrian access leading to the entrance. To the rear is a generous enclosed garden, arranged for relatively low maintenance with paved seating areas, raised beds and a variety of established plants and shrubs. A pathway extends through the garden to further planting and seating areas, with

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useful garden storage towards the rear. Pedestrian access is also available to the rear of the property.

Council Tax Band - A

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.

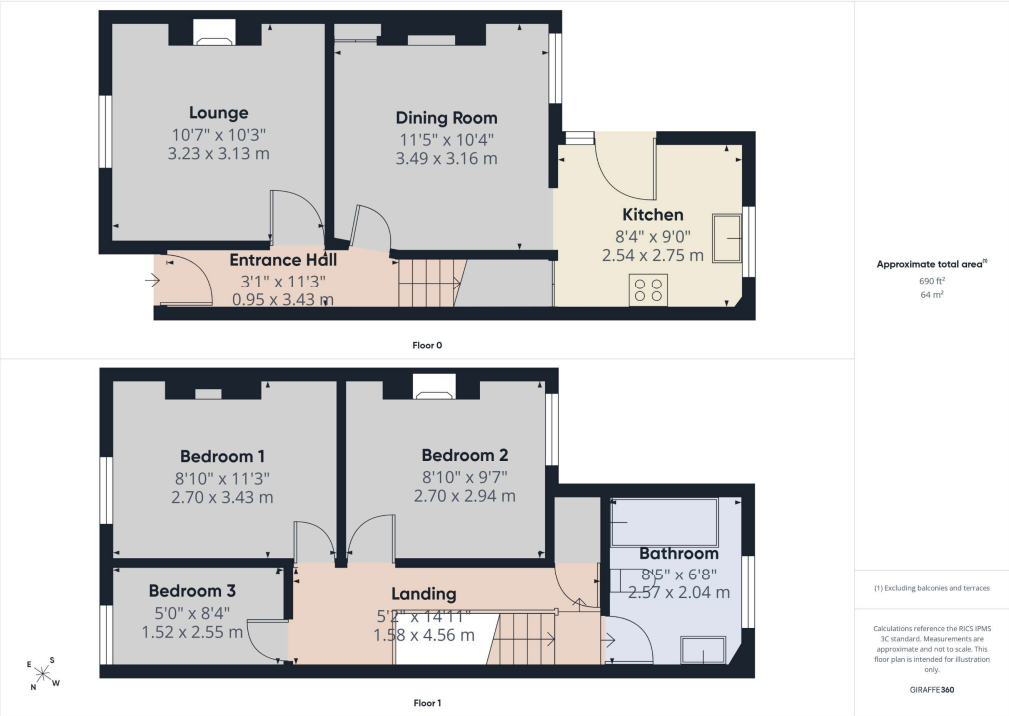
Services - Mains electricity, water and drainage. Heating via gas-fired central heating.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Poughill along Golf House Road. Upon reaching Flexbury Church, take the right hand turning into Flexbury Park Road. Follow the road around to the left and continue to the end, taking the right hand turning into Hollabury Road, whereupon number 28 will be found within a short distance on the right hand side.

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.

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