



Bond
Oxborough
Phillips

Changing Lifestyles

10 Southfield Road
Bude
Cornwall
EX23 8DN

Asking Price: £335,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

10 Southfield Road, Bude, Cornwall, EX23 8DN



- 3 Bedroom Semi-Detached Residence
- Off Road parking space
- Highly Convenient Bude Location
- Easy Walk To Town Centre, Canal And Beaches
- Sunroom Overlooking The Garden
- Study And Workshop
- Useful Store Room
- Enclosed Rear Garden
- Versatile Accommodation Over Three Floors
- No onward chain
- EPC: D
- Council Tax Band: B



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An exciting opportunity to acquire this well-presented 3 bedroom semi-detached residence, situated in a highly convenient location within easy walking distance of Bude town centre, local amenities, schools, the canal and popular beaches.

The property offers spacious and versatile accommodation arranged over three floors, with the ground floor opening into an entrance hall giving access to a bright living room with bay window and feature fireplace. The kitchen/dining room provides a generous family space, fitted with a range of modern units and ample room for dining, with access through to the sunroom overlooking the rear garden. There is also a useful landing/utility area and WC. On the first floor, there are 3 bedrooms and a shower room with bedroom 1 enjoying sea views, while the lower level offers a study, workshop and store room, creating excellent flexibility for those working from home or requiring additional hobby, storage or practical space.

Externally, the property benefits from a garden to the rear with areas of decking and lawn, bordered by mature planting and enjoying a good degree of privacy. To the front, the property is approached from Southfield Road with an off road parking space and with pedestrian side access leading around to the rear. The property would make an excellent family home, investment purchase or permanent residence in this sought-after and highly accessible Bude location.

Ground Floor

Entrance Hall - 5'10" x 10'10" (1.78m x 3.3m)

Living Room - 12'1" x 13'4" (3.68m x 4.06m)

Kitchen/ Dining Room - 18'4" x 11'11" (5.6m x 3.63m)

First Floor Landing - 3'7" x 9'2" (1.1m x 2.8m)

Bedroom 1 - 11'6" x 11'11" (3.5m x 3.63m)

Bedroom 2 - 8'8" x 11' (2.64m x 3.35m)

Bedroom 3 - 9'5" x 7'3" (2.87m x 2.2m)

Shower Room - 6'5" x 5'9" (1.96m x 1.75m)

Lower Ground Floor

Landing/ Utility - 5'1" x 8'9" (1.55m x 2.67m)

Sunroom - 11'10" x 8'5" (3.6m x 2.57m)

Study - 8'5" x 11'7" (2.57m x 3.53m)

WC - 2'7" x 4'4" (0.79m x 1.32m)

Workshop - 6'11" x 11'6" (2.1m x 3.5m)

Store - 5'11" x 11'4" (1.8m x 3.45m)

Outside - At the front of the property is an off road parking area with a sloped pedestrian access leading to the rear of the property which offers an enclosed garden, arranged with a raised decked seating area adjoining the sunroom, providing an ideal space for outdoor dining and relaxation. Steps lead down to a lawned garden, bordered by established planting and mature greenery, creating a pleasant and

Outside Cont'd - private outside space. The garden also benefits from useful access to the lower ground floor store and workshop areas.

Services - Mains gas, electric, water and drainage.

EPC - Rating D

Council Tax - Band B

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

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Take the next right hand turning into Bramble Hill and right again into Pathfields. The entrance to Southfield Road is on the left hand side whereupon Number 10 will be found after a short distance on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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