



Bond
Oxborough
Phillips

Changing Lifestyles

14 Wagtail Close
Bude
Cornwall
EX23 8GN

Asking Price: £435,000
Freehold



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01288 355 066
bude@bopproperty.com



- Spacious Four Bedroom Detached Home
- convenient access to the town, schools and amenities
- Impressive Kitchen/Dining Room
- Useful Study
- Generous Enclosed Rear Garden
- Detached Double Garage and Ample Driveway Parking
- EPC: B
- Council Tax Band: E



This well presented four bedroom detached home offers spacious and versatile accommodation arranged over two floors, complemented by a generous rear garden, driveway parking and a detached double garage.

The ground floor offers a particularly impressive kitchen/dining room, extending across the rear of the property and providing an excellent everyday living and entertaining space. The kitchen is fitted with a range of contemporary units and work surfaces, while the dining area enjoys direct access out to the garden through glazed doors, creating an easy flow between the house and outside space. A separate living room provides a comfortable retreat, while the entrance hall also gives access to a useful home office and a WC/utility room.

On the first floor are four well proportioned bedrooms, the principal bedroom is especially generous and benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The first floor rooms facing towards the front elevation also enjoy attractive open views towards the surrounding countryside.

Outside, the rear garden is predominantly laid to lawn with established borders and generous paved seating areas, providing plenty of space for outdoor dining, entertaining and family use. To the side is a substantial detached double garage, while the driveway provides ample off-road parking.

This is a spacious and well balanced modern home in a popular residential setting on the outskirts of Bude, ideally suited to those seeking generous living space, a good sized garage and convenient access to the town and surrounding coastline.



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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.



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Entrance Hall - 14'1" x 6'11" (4.3m x 2.1m)

Office - 6'6" x 6'6" (1.98m x 1.98m)

Living Room - 16'4" x 11' (4.98m x 3.35m)

WC/Utility - 6'7" x 6'6" (2m x 1.98m)

Kitchen/Dining Room - 10'11" x 25'4" (3.33m x 7.72m)

First Floor Landing - 4'7" x 11'1" (1.4m x 3.38m)

Bedroom 1 - 14'9" x 13'2" (4.5m x 4.01m)

Ensuite - 4'6" x 6'9" (1.37m x 2.06m)

Bedroom 2 - 12'6" x 9'9" (3.8m x 2.97m)

Bedroom 3 - 7'10" x 13'3" (2.4m x 4.04m)

Bedroom 4 - 7'11" x 11'9" (2.41m x 3.58m)

Bathroom - 6'11" x 6'1" (2.1m x 1.85m)

Double Garage - 18'1" x 17'9" (5.5m x 5.4m)

Outside - Externally, the property enjoys a generous and enclosed rear garden, predominantly laid to lawn with well established planted borders and a choice of paved seating areas providing excellent space for outdoor dining, entertaining and relaxation. A further paved area adjoining the house provides convenient access directly from the kitchen/dining room, creating an easy connection between the internal and external living spaces. To the side of the property is a substantial detached double garage, offering excellent parking, storage or workshop potential, with a driveway providing ample off-road parking for several vehicles to the front.

Services - Mains Electric, Gas, Drainage and Water.

Agents Note - Remainder of 10 year NHBC warranty, granted December 2021.

The seller has advised all bedrooms, study and lounge have hardwired ethernet network connectivity, as well as all bedrooms having TV points.

EPC - Rating B.

Council Tax - Band E.

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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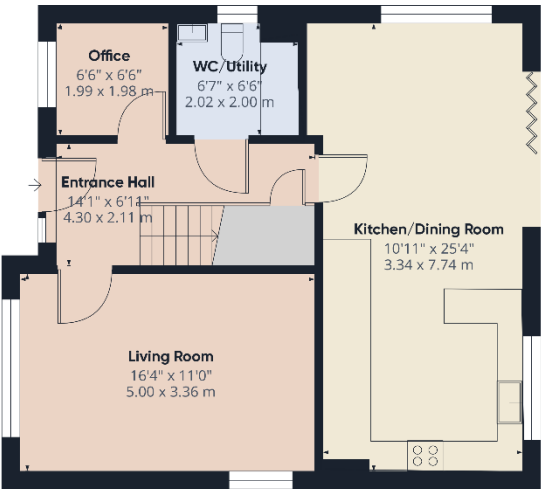
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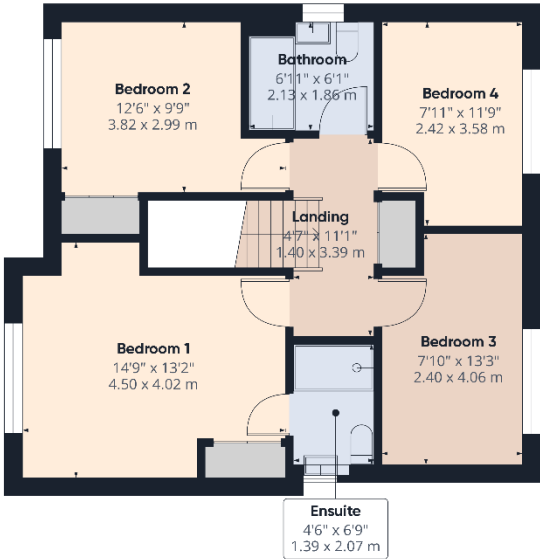
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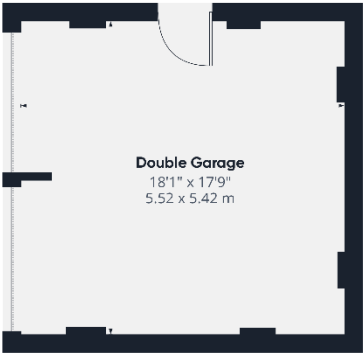
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1593 ft²
148.1 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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Directions

Proceed out of Bude towards the A39, turning right at Kings Hill. Upon reaching the A39 turn left, proceed along this road for 0.5 miles and then take the left hand turning onto Wigeon Road. Continue along this road taking the right hand turn onto Wagtail Close and proceed turning right and right again whereupon number 14 will be found at the end of the road on your right hand side.

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We are here to help you find
and buy your new home...

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