



Bond
Oxborough
Phillips

Changing Lifestyles

18 Agnes Close
Bude
Cornwall
EX23 8SB

Asking Price: £275,000 Freehold



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bude@bopproperty.com

18 Agnes Close, Bude, Cornwall, EX23 8SB



- Well-presented two-bedroom end-of-terrace home
- Spacious and flexible accommodation throughout
- Generous living room
- Kitchen/dining room
- Conservatory overlooking the garden
- Useful downstairs WC/utility room
- Two well-proportioned double bedrooms
- Separate first floor bathroom and WC
- Generous enclosed garden
- Communal parking nearby
- Convenient location for Bude town centre and local amenities
- Easy access to Bude's beaches and North Cornish coastline
- EPC Rating - TBC
- Council Tax Band - B



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18 Agnes Close, Bude, Cornwall, EX23 8SB

18 Agnes Close is a well-presented two-bedroom end-of-terrace home, occupying a generous plot within a popular residential area of Bude. The property offers spacious and practical accommodation throughout and was previously arranged as a three-bedroom home, highlighting the flexibility of the internal layout. Further benefits include a conservatory, utility/WC, separate first floor bathroom and WC, and communal parking nearby.

The accommodation begins with an entrance porch leading into the entrance hall, where there is access to a useful utility room/WC. From the hall, doors lead into both the kitchen/dining room and the living room.

The kitchen/dining room provides a practical and sociable space, with room for a dining table and access through to the conservatory. The conservatory offers valuable additional living accommodation and enjoys an outlook over the garden, while also connecting through to the living room, creating a good flow between the principal ground floor rooms.

The living room is a spacious and comfortable reception room, with ample space for seating and everyday living.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is particularly generous, while the second bedroom also offers excellent space. The first floor is completed by a separate bathroom and WC. The property was formerly configured with three bedrooms, and this previous arrangement may appeal to purchasers looking for scope to adapt the layout to suit their own requirements, subject to any necessary consents or works.

Outside, the property enjoys a particularly generous garden for a home of this type. The outside space offers plenty of potential for seating, entertaining, gardening and

further landscaping, while the end-of-terrace position provides an added sense of space around the property.

Communal parking is available nearby.

The property is conveniently situated for access into Bude, with its wide range of shops, supermarkets, schools, leisure facilities and amenities. The town is also well known for its sandy beaches, canal, coastal walks and easy access to the dramatic North Cornish coastline.

Overall, 18 Agnes Close represents an excellent opportunity to acquire a spacious and well-kept home with flexible accommodation, a generous garden and a convenient position within Bude. EPC Rating - TBC. Council Tax Band - B

The property is situated in a convenient position within walking distance of the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide a whole host of watersports and leisure activities together with many breathtaking cliff top walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch - 4'9" x 6' (1.45m x 1.83m)

Entrance Hall - 7'5" x 6' (2.26m x 1.83m)

Utility Room/WC - 4'9" x 6'1" (1.45m x 1.85m)

Kitchen/Diner - 12'8" x 11' (3.86m x 3.35m)

Living Room - 10'4" x 14'4" (3.15m x 4.37m)

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Conservatory - 19'5" x 6'2" (5.92m x 1.88m)

First Floor Landing - 18'1" x 2'9" (5.5m x 0.84m)

Bedroom 1 - 12'5" x 11'1" (3.78m x 3.38m)

Bedroom 2 - 8'7" x 11'1" (2.62m x 3.38m)

Bathroom - 5'1" x 6' (1.55m x 1.83m)

Separate WC - 4'10" x 2'10" (1.47m x 0.86m)

Outside - The property occupies a particularly generous end plot, with gardens extending around the side and rear. The main garden is predominantly laid to lawn and offers an excellent amount of outside space, with mature shrubs, trees and established planting providing a pleasant backdrop and a good degree of privacy.

A paved patio area immediately adjoining the property provides space for outdoor seating and entertaining, while the remainder of the garden offers plenty of scope for further landscaping if desired. There are also useful timber garden sheds providing additional storage.

To the front, the property is approached via a pathway with a small area of garden, while communal parking is available nearby. Overall, the outside space is a real feature of the property and is notably generous for a home of this type.

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

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.

EPC

Directions

From Bude town centre proceed out of the town towards Stratton, passing the Shell petrol station on the left-hand side into Stratton Road, rising up the hill and take the right hand turning into Treleven Road opposite the secondary school. Take the next right hand turning into Berries Avenue and immediately left into Agnes Close, where upon the property will be found on the right-hand side.

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