



Bond
Oxborough
Phillips

Changing Lifestyles

18 Manor Road
Bude
Cornwall
EX23 8PY

Asking Price: £435,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com



- 3 BEDROOMS
- DETACHED BUNGALOW
- GENEROUS SIZED PLOT
- OFF ROAD PARKING
- GARAGE
- WALKING DISTANCE OF TOWN CENTRE AND LOCAL BEACHES



Situated along Manor Road in Bude, this substantial three-bedroom detached bungalow offers spacious and versatile accommodation, complemented by a loft room, generous gardens, a detached garage and ample off-road parking.

The property is entered via a welcoming entrance hall, which provides access to the principal ground-floor rooms. The living room is particularly generous in size and enjoys plenty of natural light, with a feature fireplace creating an attractive focal point and sliding doors opening directly onto the garden. At the heart of the home is the kitchen/dining room, fitted with a range of units and work surfaces together with integrated cooking appliances and space for further appliances. There is ample room for a dining table, making this a practical and sociable everyday living space.

There are three ground-floor bedrooms, providing flexibility for family living, guest accommodation or home working if required. These are served by a family bathroom. A staircase rises to the first floor, where there is a useful loft room together with substantial eaves storage, offering valuable additional space for a variety of purposes.

Outside is a particular feature of the property, with sizeable gardens extending around the bungalow and incorporating lawned areas, mature trees, shrubs and established planting. A paved seating area provides space for outdoor dining, while a substantial covered timber gazebo creates an additional sheltered entertaining area. There is also a further section of garden with raised beds, ideal for those with an interest in growing vegetables or planting.

Off-road parking is available for several vehicles, with the driveway leading to a detached garage providing further parking, workshop or storage space.

Overall, this is a generously proportioned and highly versatile detached home, offering predominantly single-storey accommodation together with useful additional loft space, extensive gardens, parking and garaging, all within the popular coastal town of Bude.





Manor Road enjoys a convenient location situated within walking distance of the centre of this popular coastal town which supports a useful and comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many areas of outstanding natural beauty and popular bathing beaches, with the local sandy bathing beaches providing a whole host of water sports and leisure activities. The bustling market town of Holsworthy lies some 10 miles inland and 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 network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.



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Entrance Hall

Living Room - 19'9" x 9'11" (6.02m x 3.02m)

Kitchen/Dining Room - 15'5" x 11'2" (4.7m x 3.4m)

Bedroom 1 - 9'9" x 12'6" (2.97m x 3.8m)

Bedroom 2 - 9'9" x 9'9" (2.97m x 2.97m)

Bedroom 3 - 6'4" x 9'9" (1.93m x 2.97m)

Bathroom - 8'1" x 8'1" (2.46m x 2.46m)

Landing - 7'10" x 15'5" (2.4m x 4.7m)

Loft - 17'5" x 12' (5.3m x 3.66m)

Eaves Storage - 27'2" x 12'8" (8.28m x 3.86m)

Garage - 22'4" x 13'4" (6.8m x 4.06m)

Outside - Externally, the property is complemented by generous gardens which wrap around the house and offer a good degree of privacy. To the front, the garden is predominantly laid to lawn with a variety of mature trees, shrubs and established hedging. A pathway and steps lead down to the main entrance, while gated access to the side connects through to the rear garden.

The rear garden is mainly laid to lawn and enjoys a sunny aspect, with established planting providing an attractive backdrop. Immediately adjoining the property is a paved patio area, conveniently accessed from the kitchen and providing an ideal space for outdoor dining and entertaining. From here, the garden extends onto a level lawn with mature borders, while a substantial covered timber gazebo creates an excellent sheltered seating area. To the side of the property is a further lawned garden with raised timber beds, offering plenty of scope for vegetable growing or additional planting. There are further mature trees and hedging throughout, helping to create a secluded and well-established setting.

A driveway provides off-road parking for several vehicles and leads to a detached garage, offering useful additional parking and storage.

Agents Note - Please note that it is our understanding that the Building Regulations for the loft conversion have not been signed off.

Services - Mains electricity, gas, water and drainage.

EPC - Rating C.

Council Tax - Band D.

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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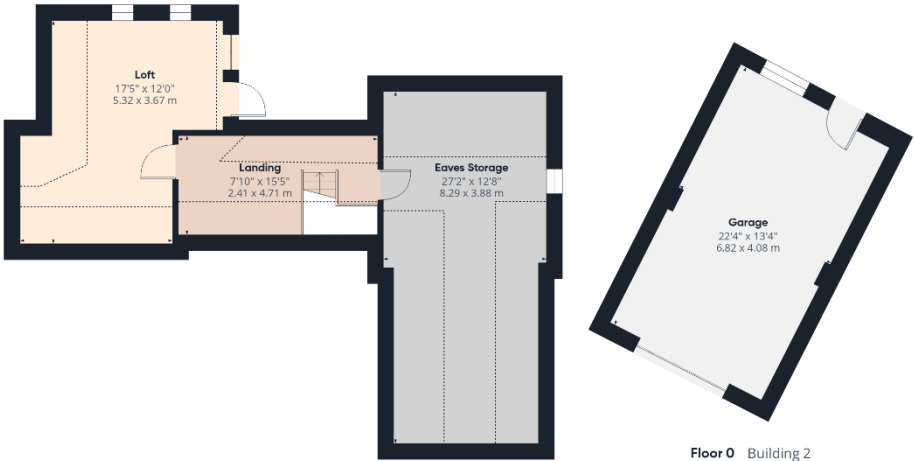
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	77 C
39-54	E		
21-38	F		
1-20	G		

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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Floor 0 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
1809 ft²
168.2 m²

Reduced headroom
353 ft²
32.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From Bude Town centre proceed out of the town passing the Fuel station on the left hand side and continue up Stratton Road turning right into Hawthorne Avenue and then take the first left into Manor Road. Continue along the road where number 18 Manor Road will be found towards the end of the road on the right hand side with a Bond Oxborough Phillips board clearly displayed.

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

34 Queen Street
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Tel: 01288 355 066
Email: bude@bopproperty.com

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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.

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mortgage advice.

