



Bond
Oxborough
Phillips

Changing Lifestyles

2 Fenten Close
Bude
Cornwall
EX23 8FA

Asking Price: £750,000 Freehold



Changing Lifestyles

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

2 Fenten Close, Bude, Cornwall, EX23 8FA



- Immaculately presented detached coastal home
- Five bedrooms (2 ensuite) arranged over three floors
- Stunning countryside and sea views
- Walking distance of beaches, town and golf course
- Currently run as a successful holiday let
- Superb open-plan kitchen/dining/living space
- Contemporary kitchen with island and quartz worktops
- First-floor sitting room with Juliet balcony
- Impressive principal suite with dressing area
- Three bath/shower rooms, including two en-suites
- Low-maintenance rear garden with composite decking
- Hot tub area, outdoor shower and integral garage



Bond Oxborough Phillips are delighted to offer for sale this impressive five-bedroom (2 ensuite) detached executive residence, occupying a sought-after position within easy reach of Bude's beaches, town centre, canal, coastal walks and golf course.

Beautifully presented throughout, the property offers spacious and versatile accommodation arranged over three floors, with a superb open-plan kitchen/dining/living space, five bedrooms, three bath/shower rooms and far-reaching views across the surrounding countryside and towards the sea. Currently used as a successful holiday let, the property would equally make a fantastic main residence, coastal retreat or investment opportunity.

The ground floor accommodation opens into a welcoming entrance hall with stairs rising to the upper floors. There is a useful ground floor shower room and a versatile fifth bedroom, ideal for guests, home working or additional family space. The heart of the home is the impressive open-plan kitchen/dining/living area, finished to a high standard with a contemporary fitted kitchen, central island, quartz work surfaces and integrated appliances. Bi-fold doors open directly onto the rear garden and decking, making the most of the outlook over the adjoining countryside. To the first floor, the property offers a superb sitting room with full-height glazing and doors opening to a Juliet balcony, perfectly positioned to enjoy the panoramic countryside and coastal views. There are three further bedrooms on this level, including one with en-suite facilities, together with a family bathroom.

The second floor is dedicated to a striking principal bedroom suite, with a generous bedroom area, dressing area and master en-suite bathroom. This floor enjoys some of the best views from the property, with a wonderful outlook across open countryside, Bude golf course and towards the coastline.

Externally, the property is designed for low-maintenance coastal living, with ample off-road parking to the front and an integral garage. The rear garden enjoys a large composite decked terrace, ideal for outdoor dining and entertaining, with a hot tub area and useful outdoor shower. The garden backs onto open countryside, creating a fantastic backdrop and a real sense of space. Council Tax Band E. EPC Rating C.



Changing Lifestyles

01288 355 066
bude@bopproperty.com



The property enjoys a most desirable elevated position in a sought after residential area within this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. 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.



Property Description

Entrance Hall - 8'9" x 4'9" (2.67m x 1.45m)

Hall - Staircase to first and second floors. Built in under stair cupboard.

Shower Room - 4'7" x 5'5" (1.4m x 1.65m)

Bedroom 5 - 10'7" x 8'8" (3.23m x 2.64m)

Lounge Area - 10'8" x 9'7" (3.25m x 2.92m)

Kitchen/Dining Area - 19'5" x 12'7" (5.92m x 3.84m)

Utility - 11'9" x 8'7" (3.58m x 2.62m)

Garage - 11'9" x 13'7" (3.58m x 4.14m)

First Floor Landing

Sitting Room - 19'3" x 12'7" (5.87m x 3.84m)

Bedroom 1 - 11'7" x 15'11" (3.53m x 4.85m)

Ensuite - 8'1" x 6'5" (2.46m x 1.96m)

Bedroom 3 - 10'5" x 8'9" (3.18m x 2.67m)

Bedroom 4 - 8'9" x 12'1" (2.67m x 3.68m)

Bathroom - 9'3" x 5'10" (2.82m x 1.78m)

Second Floor Landing

Dressing Area - 6'1" x 10'9" (1.85m x 3.28m)

Bedroom 2 - 12'8" x 12'7" (3.86m x 3.84m)

Master Ensuite - 8'9" x 6'10" (2.67m x 2.08m)

Outside - To the front, the property offers generous off-road parking with access to the integral garage. There is also access to both sides of the property, with one side leading to a covered log store and gravelled area.

To the rear, the garden has been thoughtfully designed for ease of maintenance and outdoor entertaining, with a large composite decked terrace providing space for seating, dining and relaxing. The garden enjoys a fantastic open aspect across the adjoining countryside, with far-reaching views towards the coast. There is also a hot tub area and a useful outdoor shower, ideal after trips to the beach.

Services - Mains water, drainage, electricity and gas.

EPC - Rating C

Council Tax - Band E

Agents Note - Use of the field to the rear is subject to agreement with the neighbouring owner.

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.

Mobile Coverage

EE
Vodafone
Three
O2



Broadband

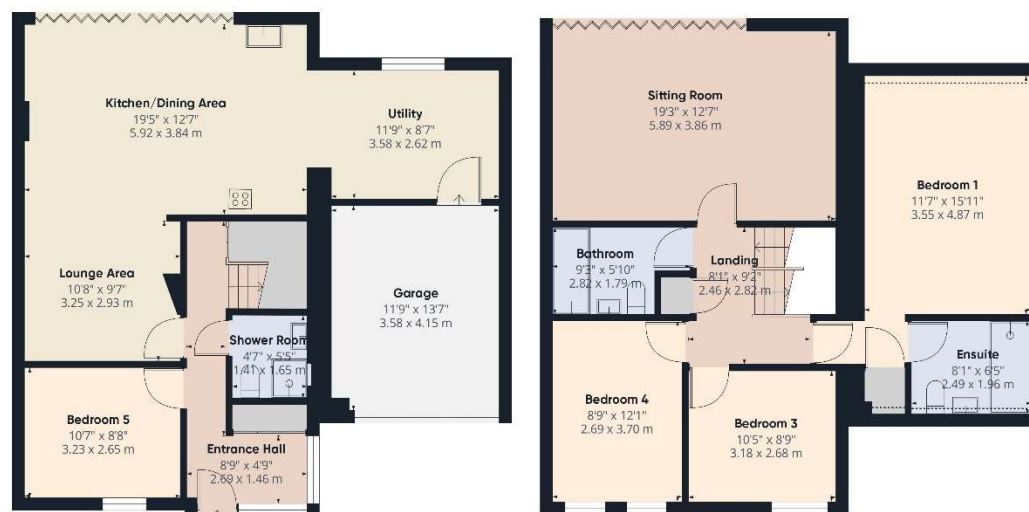
Basic
Superfast

15 Mbps
80 Mbps

Satellite / Fibre TV Availability

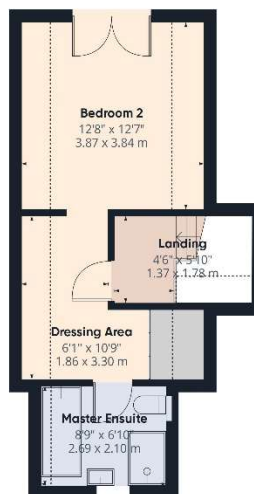
BT
Sky
Virgin





Floor 0

Floor 1



Floor 2



Approximate total area⁽¹⁾

2033 ft²
188.7 m²

Reduced headroom

95 ft²
8.9 m²

(1) Excluding balconies and terraces

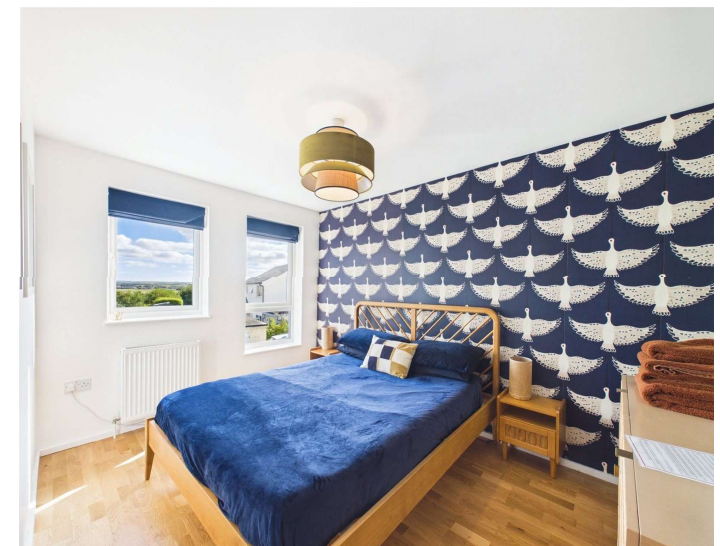
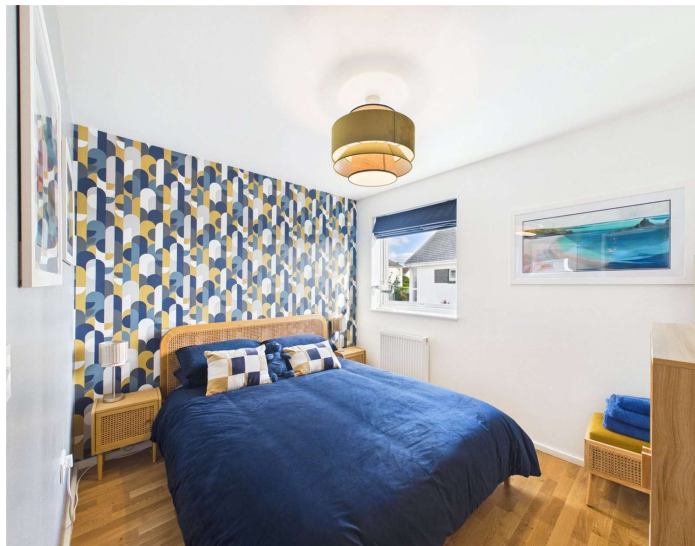
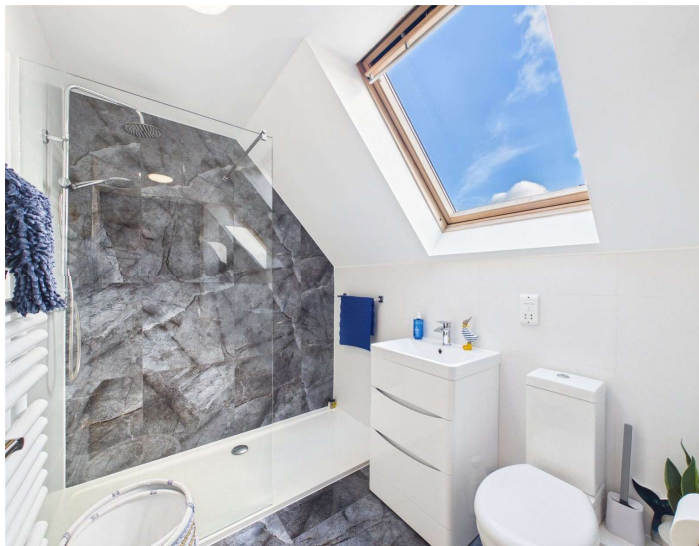
Reduced headroom

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

2 Fenten Close, Bude, Cornwall, EX23 8FA



Changing Lifestyles

01288 355 066
bude@boproperty.com

2 Fenten Close, Bude, Cornwall, EX23 8FA



Changing Lifestyles

01288 355 066
bude@bopproperty.com

2 Fenten Close, Bude, Cornwall, EX23 8FA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed through the town and out towards Poughill along Golf House Road, passing through Flexbury with the Church on the right hand side and into Poughill Road. At the crest of the hill the entrance into Fenten Close will be found on your left hand side. Continue into the cul de sac and follow round to the left 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.

Changing Lifestyles

01288 355 066
bude@bopproperty.com

2 Fenten Close, Bude, Cornwall, EX23 8FA

Changing Lifestyles

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

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

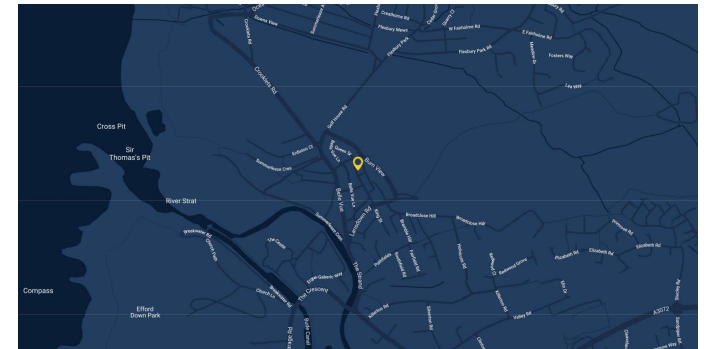
Have a property to sell or let?

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01288 355 066
bude@bopproperty.com