



Bond
Oxborough
Phillips

Changing Lifestyles

Paize House
19 Valley Road
Bude
EX23 8ER

Asking Price: £485,000

Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com



- Substantial and versatile 3/4 bedroom family home
- Separate self-contained one-bedroom annexe
- Excellent multi-generational living potential
- Impressive open-plan kitchen/dining/living space
- Additional sitting room / potential fourth bedroom
- Ground-floor utility/shower room
- Generous enclosed rear garden
- Extensive off-road parking
- Convenient position within Bude



An exciting opportunity to acquire this substantial and highly versatile 3/4 bedroom home situated in a convenient position within Bude, offering spacious accommodation together with the considerable benefit of a separate 1 bedroom annexe, making it particularly well suited to those looking for multi-generational living, guest accommodation or potential supplementary income.

The main house has been thoughtfully extended and improved, with the real centrepiece being the impressive open-plan kitchen, dining and living space extending across the rear of the property. The kitchen is fitted with an attractive range of units with generous dining and lounge areas creating an excellent sociable space for everyday living and entertaining. A separate sitting room to the front provides further flexibility and could equally serve as a fourth bedroom if required. Completing the ground floor is a useful utility/shower room. On the first floor are three well-proportioned bedrooms together with the family bathroom.



A superb feature of the residence is the detached annexe, providing an open-plan kitchen/living/bedroom area together with its own shower room. This is a hugely useful addition to the property and offers excellent versatility for an independent family member, visiting guests, home working or potential letting use, subject to any necessary consents.

Outside, the property enjoys a good sized enclosed rear garden together with an extensive off road parking area at the front, making this a particularly practical and adaptable home close to the amenities of Bude. EPC Rating C. Council Tax Band D.



The property enjoys a pleasant and convenient location situated in this desirable residential area and lying within walking distance of the town centre and all its amenities including a comprehensive range of shopping, schooling and recreational facilities together with its three local sandy bathing beaches, 18 hole links golf course and fully equipped leisure centre. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty, popular surfing beaches providing a whole host of water sport and leisure activities together with many breathtaking cliff top walks etc. The popular market town of Holsworthy lies some 10 miles inland, while the Port 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.



Paize House, 19 Valley Road, Bude, EX23 8ER

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Entrance Hall - 6'4" x 14'10" (1.93m x 4.52m)
Staircase to first floor landing.

Sitting Room/Bedroom 4 - 17'4" x 12'3" (5.28m x 3.73m)

Kitchen/Dining Room - 23' x 12'11" (7m x 3.94m)

Lounge Area - 9'5" x 18'8" (2.87m x 5.7m)

Utility/Shower Room - 8'1" x 6'5" (2.46m x 1.96m)

First Floor Landing - 6' x 8'3" (1.83m x 2.51m)

Bedroom 1 - 14'7" x 12'3" (4.45m x 3.73m)

Bedroom 2 - 13'1" x 11'8" (4m x 3.56m)

Bedroom 3 - 9'3" x 8'7" (2.82m x 2.62m)

Bathroom - 8'5" x 7'7" (2.57m x 2.3m)

Annexe

Open Plan Kitchen/Lounge/Bedroom - 22'9" x 10'5" (6.93m x 3.18m)

Shower Room - 6'10" x 3'8" (2.08m x 1.12m)

Outside - To the front is a substantial hardstanding providing off-road parking for several vehicles, with pedestrian access leading to the property.

To the rear is an attractive and generously sized garden offering a good degree of space for families and entertaining. Immediately adjoining the house is a paved patio area providing an ideal setting for outside dining and seating, with steps leading onto the main garden. The garden is predominantly laid to lawn with established planting and a mature tree providing an attractive focal point. The boundaries are enclosed principally by timber fencing, while a substantial garden store provides useful additional storage.

Also positioned within the grounds is the separate annexe, offering self-contained accommodation comprising an open-plan kitchen/living/bedroom area and shower room.

Services - Mains electric, 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.

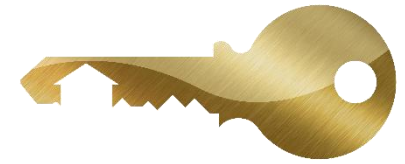


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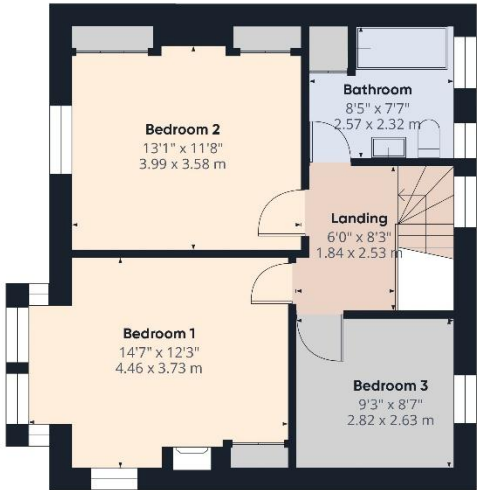
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1553 ft²
144.2 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		
81-91	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

From Bude town centre proceed out of town along The Strand and at the mini roundabout turn left. Proceed along this road and take the second turning on the left into Valley Road whereupon number 19 will be found within a short distance on the left hand side.

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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

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