



Bond
Oxborough
Phillips

Changing Lifestyles

18 Minster Avenue
Bude
Cornwall
EX23 8RY

Asking Price: £535,000 Freehold



Changing Lifestyles

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

18 Minster Avenue, Bude, Cornwall, EX23 8RY



- Superb detached bungalow
- 4 bedrooms, 1 en-suite
- Extensively modernised and improved
- Impressive contemporary kitchen with central island
- Spacious living room and separate dining area
- Beautifully appointed shower rooms
- Generous enclosed rear garden
- Extensive gated off-road parking
- Attached garage
- Sought-after residential location
- Convenient access to Bude town centre and beaches
- Internal viewing highly recommended
- EPC: TBC
- Council Tax Band: E



An exciting opportunity to acquire this superbly presented and deceptively spacious 4 bedroom (1 en-suite) detached bungalow, occupying a generous plot in a sought-after residential area of Bude. The property has undergone extensive modernisation and improvement, offering beautifully appointed and versatile accommodation throughout, complemented by generous gardens, extensive off-road parking and an attached garage.

The accommodation is entered via a welcoming hallway leading to an impressive living room, providing a comfortable and spacious reception area with a large window allowing plenty of natural light. An opening leads through to the dining room, creating an excellent space for entertaining and family gatherings.

The real centrepiece of the home is the stunning contemporary kitchen, fitted with an attractive range of sleek units, integrated appliances and a substantial central island with breakfast bar. French doors open directly onto the rear garden, creating a wonderful connection between the inside and outside living spaces.

The bungalow offers four well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms provide excellent flexibility for families, visiting guests or those requiring a dedicated home office. A further contemporary shower room completes the accommodation.

Externally, the property continues to impress with generous, enclosed gardens, a paved patio ideal for outdoor dining and entertaining with a useful contemporary garden store. The residence is accessed via a gated driveway providing extensive off-road parking and access to the attached garage.

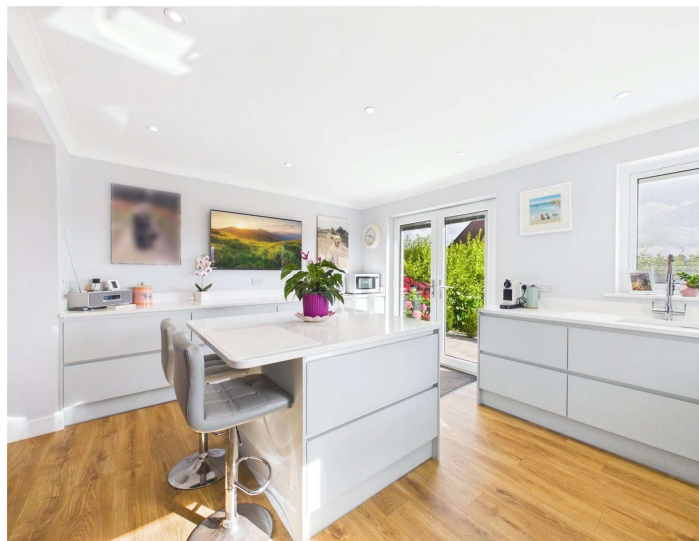


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The property enjoys a pleasant location within this desirable residential area situated towards the edge of this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking cliff top coastal walks. The popular surfing and bathing beach of Widemouth Bay is approximately 1 mile away whilst the ancient market town of Holsworthy lies some 10 miles inland. The A39 leads in turn to Barnstaple, Tiverton and the M5 motorway. Launceston, Cornwall's ancient capital, is approximately 20 miles and the A30 connects to Okehampton, lying on the fringes of Dartmoor National Park, and to the cathedral city of Exeter.



Property Description

Entrance Hall

Hallway - Useful built in storage cupboard.

Living Room - 19'6" x 13'6" (5.94m x 4.11m)

Dining Area - 9'7" x 10'9" (2.92m x 3.28m)

Kitchen - 15'11" x 11'11" (4.85m x 3.63m)

Bedroom 1 - 12'9" x 12'3" (3.89m x 3.73m)
Built in wardrobes.

Ensuite - 8'8" x 7'4" (2.64m x 2.24m)

Bedroom 2 - 9'10" x 12'1" (3m x 3.68m)

Bedroom 3 - 9'9" x 8'7" (2.97m x 2.62m)

Shower Room - 6'6" x 8'4" (1.98m x 2.54m)

Outside - The property is approached via an attractive gated entrance leading onto an extensive driveway providing off-road parking for several vehicles and access to the attached garage. The generous rear garden is a particular feature of the property, being predominantly laid to lawn and enclosed by established hedging and fencing, providing a good degree of privacy. Immediately

Outside Cont'd -adjoining the bungalow is a paved patio area, accessed directly from the kitchen via French doors, creating an ideal setting for outside dining, entertaining and relaxation. The garden also benefits from attractive planted borders, a useful contemporary garden store and ample space for those with an interest in gardening or simply wishing to enjoy the outside space.

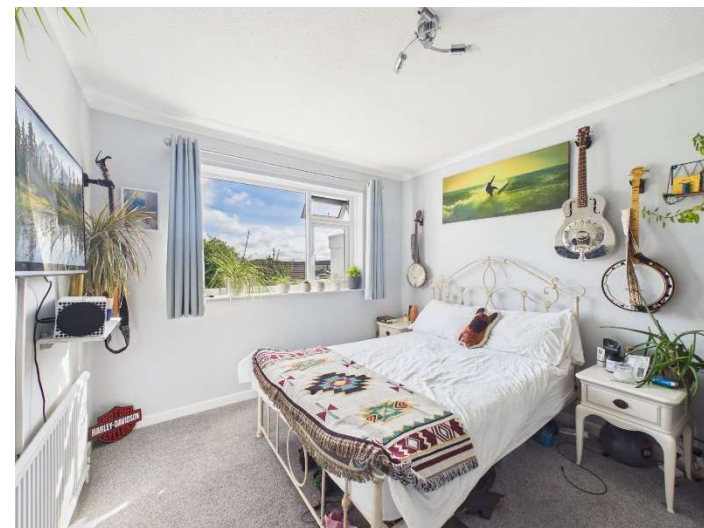
Garage - 9'4" x 18'4" (2.84m x 5.6m)
Electric roller garage door. Power and light connected.

Council Tax - Band E

EPC - Rating TBC

Services - Mains gas, electric, water and drainage.

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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Floorplan

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EPC TBC

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.

Directions

From Bude town centre proceed out of the town along the Strand turning left at the mini roundabout. Continue along this road passing the Esso petrol station on the left hand side and continue up the hill. After reaching the secondary school take the second right into Minster Avenue and follow the road where after a short distance the property will be found on the left hand side.

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

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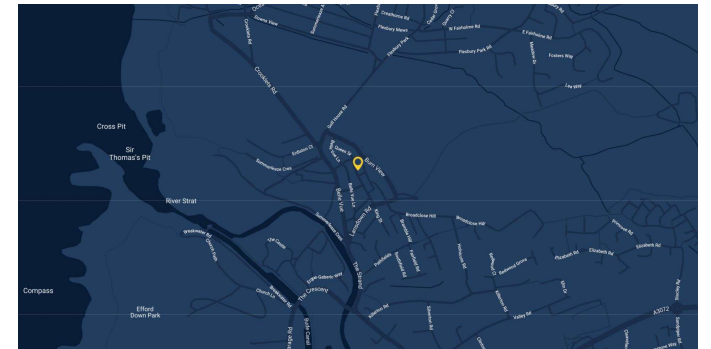
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