



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

37 West Fairholme Road  
Bude  
Cornwall  
EX23 8JD

**Asking Price: £435,000**  
**Freehold**



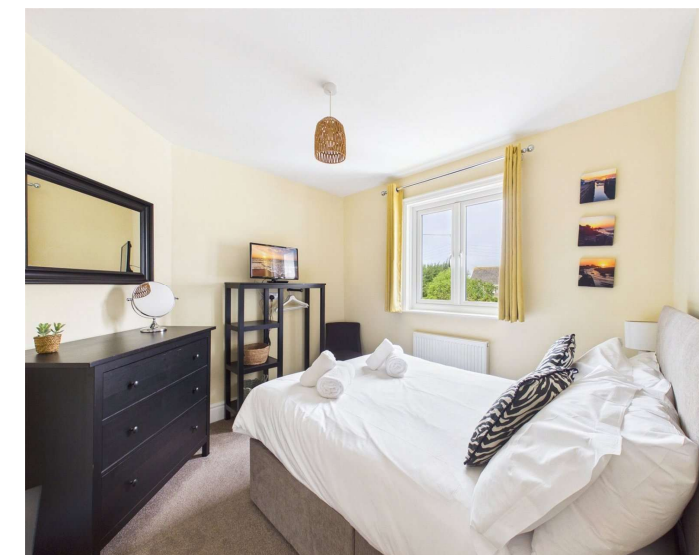
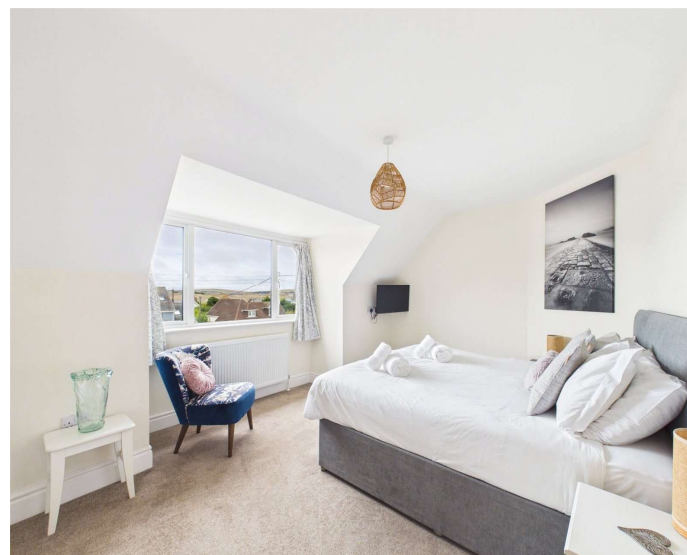
**Changing Lifestyles**

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

37 West Fairholme Road, Bude, Cornwall, EX23 8JD



- 3 BEDROOMS
- SEMI DETACHED HOUSE
- GENEROUS SIZED PLOT
- FRONT AND REAR GARDENS
- ENTRANCE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- WALKING DISTANCE OF TOWN CENTRE AND LOCAL BEACHES
- GARAGE
- EPC: D
- COUNCIL TAX BAND: TBA



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An opportunity to acquire this well presented 3 bedroom semi-detached residence occupying a generous plot of approximately 0.15 acres, with substantial front and rear gardens, off-road parking and garage, all within this popular residential area of Bude.

The property offers spacious and well planned accommodation throughout, with the benefit of gas fired central heating and double glazed windows. The residence would appeal equally as a comfortable family home, investment opportunity or coastal retreat.

The accommodation briefly comprises an entrance porch leading through to the entrance hall, with stairs rising to the first floor. The living room is positioned to the front elevation and enjoys a bay window, creating a bright and welcoming reception space. To the rear is a separate dining room with doors opening out to the garden, while the kitchen provides a range of fitted units and enjoys access to the side porch. A ground floor shower room completes the downstairs accommodation. On the first floor are 3 bedrooms and a family bathroom, with the principal bedroom being a particularly generous double room.

Externally, the property sits on a notably generous plot, with a large lawned front garden, driveway parking and garage. To the rear is a substantial enclosed garden, offering excellent space for families, gardening or outdoor entertaining. Beyond the rear fence is an additional garden area, incorporating a useful store/outbuilding and a gate leading onto the rear service lane.

The property is conveniently and pleasantly situated within a short distance away from the centre of this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amongst the rugged North Cornish coastline famed for its outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top and coastal walks. The bustling market town of Holsworthy lies some 10 miles inland, whilst the Port & Market town of Bideford is some 28 miles in a north easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway.

**Entrance Porch** - 8'5" x 7'6" (2.57m x 2.29m)

Windows to front and side elevations. Door leading to:

**Entrance Hall** - 6'10" x 13'4" (2.08m x 4.06m)

Stairs leading to first floor.

**Living Room** - 13'5" x 13'10" (4.1m x 4.22m)

**Kitchen** - 9'11" x 15'8" (3.02m x 4.78m)

**Dining Room** - 11' x 7'10" (3.35m x 2.4m)

Double glazed French doors to rear elevation.

**Side Porch** - 3'8" x 5'5" (1.12m x 1.65m)

Door to front parking area, sliding doors to garage. Door to:

**Shower Room** - 7'5" x 2'7" (2.26m x 0.79m)

Shower with mains fed attachment over, WC and base mounted unit with inset sink.

**First Floor Landing** - Built in airing cupboard.

**Bedroom 1** - 17'3" x 9'9" (5.26m x 2.97m)

Built in cupboards. Access to eaves storage area.

**Bedroom 2** - 10'6" x 10' (3.2m x 3.05m)

Built in cupboard. Window to rear elevation.

**Bedroom 3** - 10' x 8'4" (3.05m x 2.54m)

Window to rear elevation.

**Bathroom** - 6'6" x 6'11" (1.98m x 2.1m)

**Outside** - The property is approached via a tarmac driveway providing ample off road parking and leading to garage. Front garden principally laid to lawn with attractive mature shrubs. Rear patio area with steps leading to enclosed garden principally laid to lawn with various flower beds and shrubs. Covered seating area providing an ideal spot for alfresco dining. Gate provides access to an additional garden area with various outbuildings including shed, summerhouse and greenhouse.

**Garage** - 7'6" x 19'8" (2.29m x 6m)

Up and over vehicle entrance door, sliding door to rear entrance porch, door to Utility area. Door leading to outside. Window to rear elevation.

**Services** - Mains Electricity, Gas, Water and Drainage.

**EPC** - Rating D

**Council Tax** - Currently Business Rates are applied.

**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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Directions

From Bude town centre proceed out of the town towards Poughill along Golf House Hill, after Flexbury Church turn right into West Fairholme Road and follow along the road whereupon number 37 will be found on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.



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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 57                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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