



Bond
Oxborough
Phillips

Changing Lifestyles

11 William Edwards Close
Bude
Cornwall
EX23 8JE

Asking Price: £625,000
Freehold



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01288 355 066
bude@bopproperty.com

11 William Edwards Close, Bude, Cornwall, EX23 8JE



- Spacious 3/4 bedroom detached home
- Generous and versatile accommodation
- Modern fitted kitchen
- Separate dining area
- Large living room
- Principal bedroom with dressing room
- First-floor family bathroom
- Ground floor WC
- Substantial first-floor balcony
- Large attached garage
- Ample off-road parking
- Generous enclosed rear garden
- Paved outdoor seating area
- Well-presented throughout



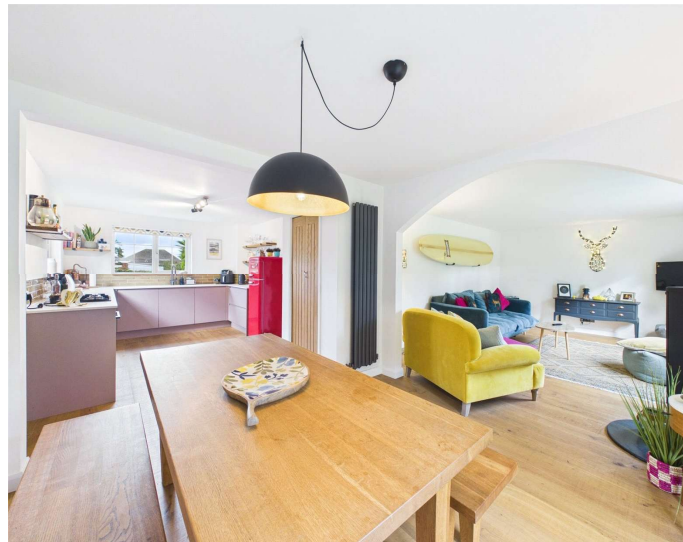
Occupying a generous plot within this established residential area of Bude we are delighted to bring to the market is a spacious and well-presented 3/4 bedroom detached home, situated within walking distance of the town centre and its popular beaches.

The accommodation is well arranged and offers excellent living space throughout. On the ground floor, the entrance hall leads through to a modern fitted kitchen and adjoining dining area, which in turn opens into a particularly generous living room. This creates a sociable and versatile layout, with French doors opening directly onto the rear garden. A ground floor WC completes the accommodation on this level.

Upstairs are three bedrooms, with the principal bedroom benefiting from a useful adjoining dressing room which could become a 4th bedroom/study and a family bathroom. A real feature of the first floor is the substantial balcony accessed from the main bedroom, providing an excellent additional outdoor seating area and an attractive elevated outlook.

Outside, the property is approached over a driveway providing ample off-road parking and access to the substantial attached garage. To the rear is a generous, predominantly lawned garden offering plenty of space for outdoor entertaining, children or gardening, together with a paved seating area adjoining the house.

Overall, this is a spacious and versatile home with excellent parking, garaging and outside space, well suited to those looking for a substantial property within easy reach of Bude and its amenities. EPC TBC. Council Tax Band E.



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William Edwards Close enjoys a pleasant location situated in one of Bude's most desirable residential areas lying a short distance away from the local bathing beach of Crooklets and within walking distance of the town centre which supports 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 water sports and leisure activities together with many breath taking cliff top coastal walks, etc. 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 convenient access to the A39 North Devon link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.



Property Description

Entrance Hall - 12'9" x 5'9" (3.89m x 1.75m)

Kitchen - 10'10" x 10'2" (3.3m x 3.1m)

Dining Area - 13'11" x 10'3" (4.24m x 3.12m)

Living Room - 11'5" x 16'1" (3.48m x 4.9m)

Garage - 17'2" x 16'8" (5.23m x 5.08m)

WC - 3' x 6'1" (0.91m x 1.85m)

First Floor Landing - 7'10" x 6'2" (2.4m x 1.88m)

Bedroom 1 - 11'3" x 9'7" (3.43m x 2.92m)

Balcony - 17'6" x 16'9" (5.33m x 5.1m)

Bedroom 2 - 12' x 9'11" (3.66m x 3.02m)

Dressing Room - 8'3" x 6'3" (2.51m x 1.9m)
Potential 4th bedroom/study.

Bedroom 3 - 12'3" x 9'4" (3.73m x 2.84m)

Bathroom - 7'10" x 6'9" (2.4m x 2.06m)

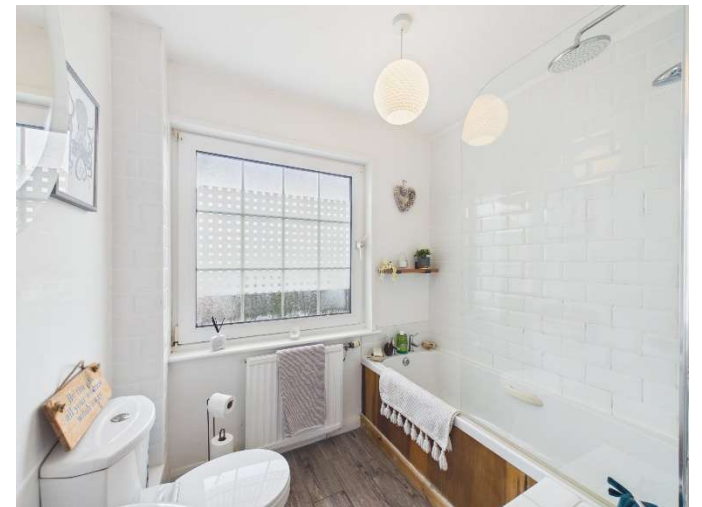
Outside - The property is approached over a driveway providing ample off-road parking and access to the large attached garage. To the rear is a particularly generous enclosed garden, laid mainly to lawn with mature hedging and planting providing a good degree of privacy. A paved seating area immediately adjoining the house provides space for outdoor dining and entertaining, while the first-floor balcony offers a further substantial outside seating area.

EPC Rating - TBC

Council Tax - Band E

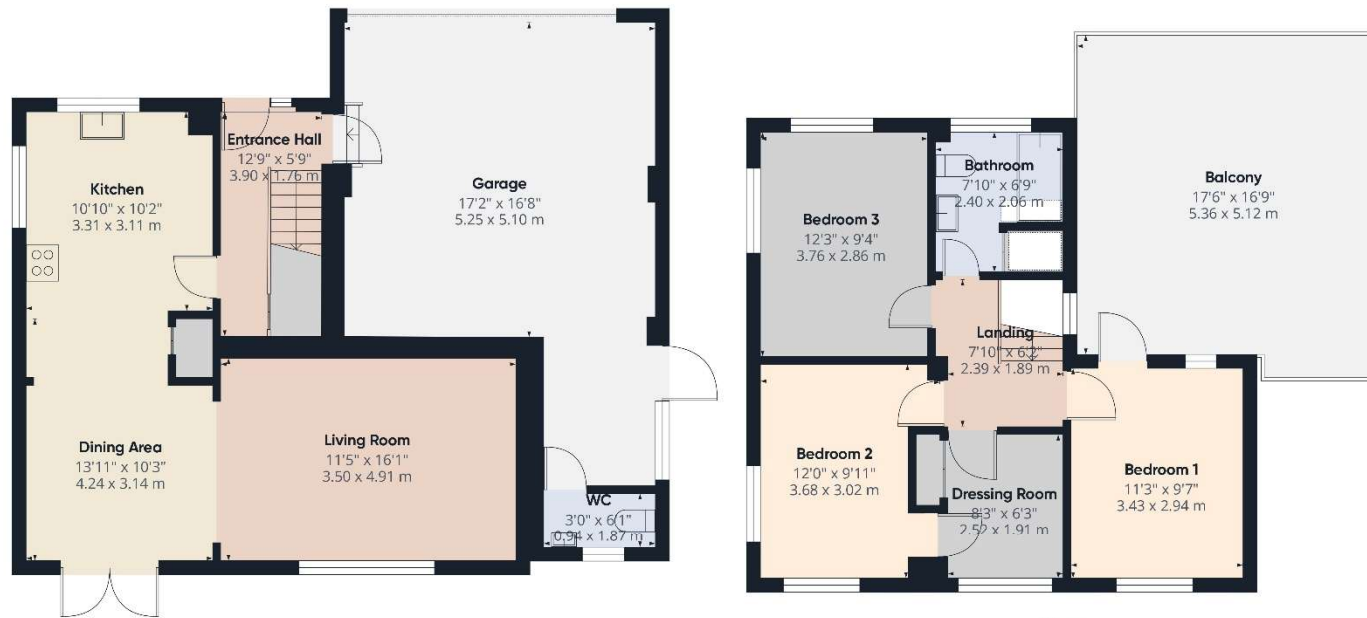
Services - Mains gas, electric, water and drainage.

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.



Floorplan

Changing Lifestyles



Approximate total area⁽¹⁾

1346 ft²

125.1 m²

Balconies and terraces

299 ft²

27.8 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.

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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 Golf House Hill towards Flexbury, upon reaching Flexbury Church turn right into Flexbury Park Road and take the next right hand turning into William Edward Close. The property will be found within a short distance on the right hand side with a Bond Oxborough Phillips for sale sign 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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Email: bude@bopproperty.com

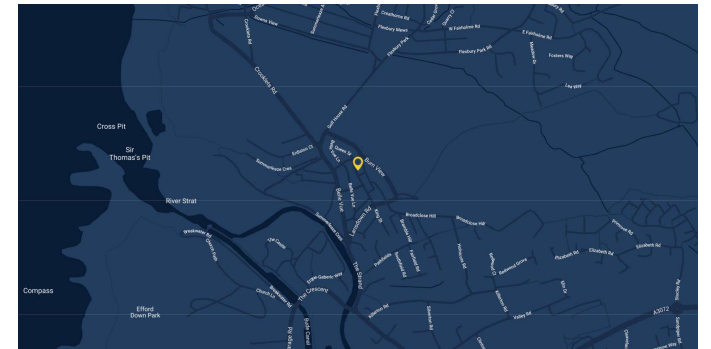
Have a property to sell or let?

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
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for a free conveyancing quote and
mortgage advice.



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