



Bond
Oxborough
Phillips

Changing Lifestyles

26 Meadow Drive
Bude
Cornwall
EX23 8HZ

Asking Price: £400,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

26 Meadow Drive, Bude, Cornwall, EX23 8HZ



- Five bedrooms (1 ensuite)
- Semi Detached Home
- Three ground-floor bedrooms
- Generous living room
- Spacious kitchen/dining room
- Utility and additional first-floor WC
- Excellent scope to redesign the first-floor accommodation, subject to consents
- Generous established gardens
- Covered outdoor terrace patio area
- Ample driveway parking
- Quiet established residential setting
- Convenient for Bude town and the coast



Situated within an established and quiet residential area of Bude, we are proud to offer to the market this 5 bedroom (1 ensuite) deceptively spacious and versatile semi detached home occupying a generous plot with attractive gardens, ample driveway parking and flexible accommodation arranged over two floors.

The ground floor offers the majority of the living accommodation, including a generous living room opening through to a spacious kitchen/dining room, creating a sociable and practical everyday living space. There are also three ground-floor bedrooms, including one with an en-suite shower room, together with a family bathroom and useful utility area. The first floor provides two further rooms currently arranged as bedrooms, alongside a study, WC and useful storage. This area offers excellent scope for a purchaser to reconsider and redesign the layout, potentially creating an impressive principal bedroom suite or alternative accommodation, subject to any necessary planning and building regulation approvals.

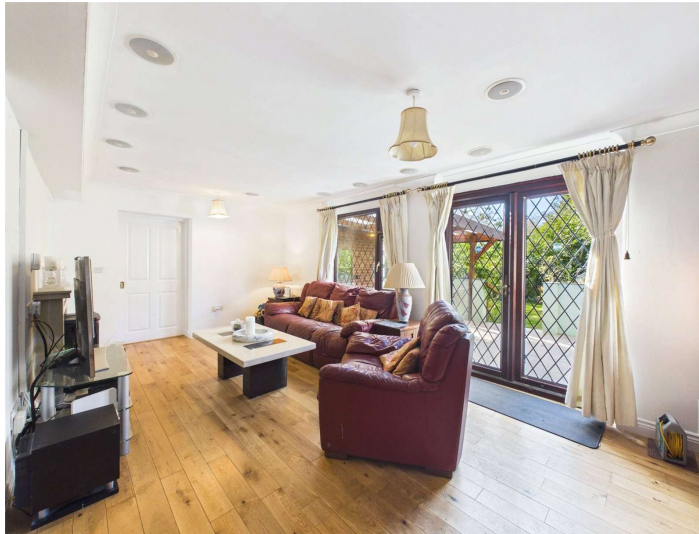


Outside is another real feature of the property. A covered terrace provides an excellent sheltered seating and entertaining space overlooking the established garden, which is mainly laid to lawn with mature planting and a greenhouse. To the front, a substantial brick-paved driveway provides generous off-road parking.

The residence represents an excellent opportunity for those seeking a sizeable and adaptable home with plenty of potential to tailor the accommodation to their own requirements. EPC Rating C. Council Tax Band C.

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The property enjoys a popular location lying a short distance away from local bathing beaches and the golf course and within walking distance of the town centre which supports a comprehensive range of shopping, schooling and recreational facilities. There is a local bus service, which stops in the adjoining East Fairholme Road providing convenient transport to the town centre. The market town of Holsworthy lies some 8 miles inland and there is also direct access to A39 North Devon link road connecting in turn to Barnstaple, Tiverton and the M5 motorway.



Property Description

Entrance Hall - 20' x 8'10" (6.1m x 2.7m)

Living Room - 10'10" x 19'9" (3.3m x 6.02m)

Kitchen/Diner - 16'11" x 11' (5.16m x 3.35m)

Bedroom 1 - 13' x 11' (3.96m x 3.35m)

Bedroom 3 - 9'8" x 8'11" (2.95m x 2.72m)

Shower Room - 8'2" x 5'5" (2.5m x 1.65m)

Bedroom 2 - 12'1" x 9' (3.68m x 2.74m)

Ensuite - 5'11" x 5'6" (1.8m x 1.68m)

Utility - 4'7" x 5' (1.4m x 1.52m)

First Floor Landing - 5'10" x 2'5" (1.78m x 0.74m)

Bedroom 4 - 9'4" x 11'5" (2.84m x 3.48m)

Bedroom 5 - 9'6" x 9'11" (2.9m x 3.02m)

Study - 9'5" x 8'6" (2.87m x 2.6m)

WC - 3'9" x 5'3" (1.14m x 1.6m)

Store - 5'4" x 5'4" (1.63m x 1.63m)

Outside - The property occupies a generous plot, with a substantial brick-paved driveway providing ample off-road parking and an adjoining front garden area laid to lawn. The rear enclosed gardens are well established with lawned areas, mature shrubs and planting, together with a greenhouse. Immediately adjoining the house is a particularly useful covered terrace, providing an excellent space for outdoor dining and entertaining while overlooking the garden.

Services - Mains gas, electric, water and drainage.

EPC - Rating C

Council Tax - Band C

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.

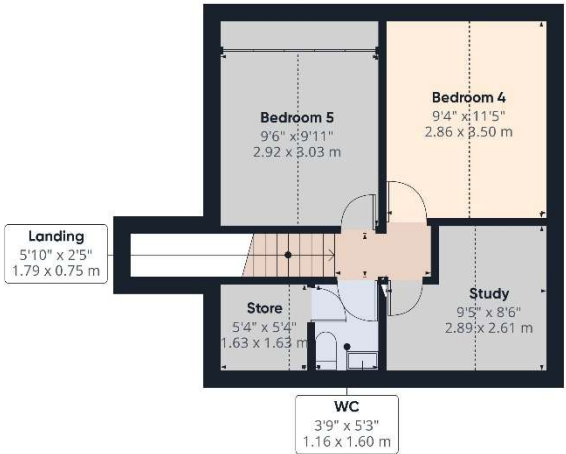


Floorplan

Changing Lifestyles



Floor 0



Floor 1



Approximate total area⁽¹⁾

1381 ft²
128.3 m²

Balconies and terraces

249 ft²
23.1 m²

Reduced headroom

150 ft²
13.9 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.

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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 second right hand turning into East Fairholme Road. Turn immediately right into Meadow Drive and proceed to the end of the road where the property will be found within a short distance on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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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We are here to help you find
and buy your new home...

34 Queen Street
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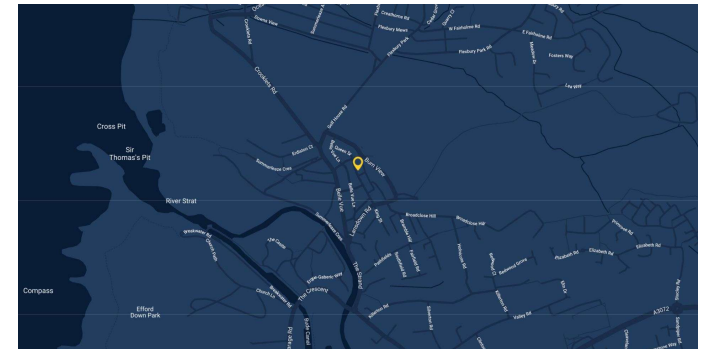
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