



Bond
Oxborough
Phillips

Changing Lifestyles

28 Reden Road
Bude
Cornwall
EX23 8TP

Asking Price: £250,000 Freehold



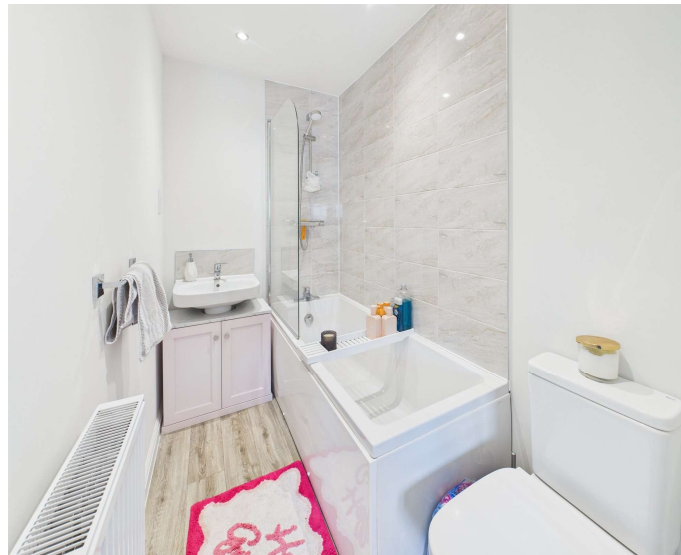
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bude@bopproperty.com

28 Reden Road, Bude, Cornwall, EX23 8TP



- 2 BEDROOM (2 ENSUITE)
- END OF TERRACE
- GAS CENTRAL HEATING
- SOLAR PANELS
- 2 ALLOCATED PARKING
- SITUATED IN A CONVENIENT AND SOUGHT AFTER LOCATION
- COUNCIL TAX BAND 'B'
- EPC: A



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An opportunity to acquire this well presented 2 bedroom, 2 en suite, end of terrace property in this most sought after and convenient new development being a short walk from the local schools, amenities and beaches. The property is immaculately presented throughout and benefits from gas fired central heating, double glazed windows and the added benefit of fitted solar panels. The property briefly comprises of kitchen/diner, lounge, WC, 2 bedrooms both with en suite. The outside of the property offers an enclosed rear garden and 2 allocated parking spaces.

The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of 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 coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 4'4" x 4'1" (1.32m x 1.24m)

WC - 3'5" x 5'2" (1.04m x 1.57m)

Living Room - 9'5" x 16'7" (2.87m x 5.05m)

Kitchen/Dining Room - 13'2" x 8'6" (4.01m x 2.6m)

First Floor Landing

Bedroom 1 - 13'1" x 9'8" (4m x 2.95m)

Ensuite Bathroom - 4'6" x 7'8" (1.37m x 2.34m)

Bedroom 2 - 10' x 8'10" (3.05m x 2.7m)

Ensuite - 2'10" x 8'8" (0.86m x 2.64m)

Outside - To the front of the property offers 2 allocated parking spaces and path providing access to the rear gardens. The rear garden is mainly laid to lawn with decking area perfect for al-fresco dining.

Services - Mains Gas, Electric, water, drainage and fitted Solar panels.

EPC - Rating A

Council Tax - Band B

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.

Agents Note - Please note: Some photographs were taken approximately 12 months ago and show the owner's furnishings. The property is currently tenanted and the furnishings may differ from those shown.



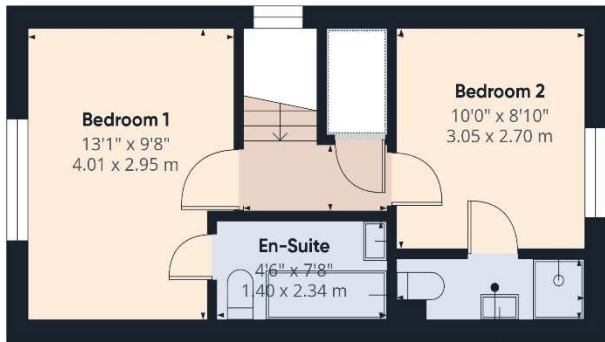
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Floor 0



Floor 1

Approximate total area⁽¹⁾
622 ft²
57.8 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.

GIRAFFE360



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

Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton, continue passed Morrisons and upon reaching the A39 take the 1st exit at the roundabout entering Reden Road, continue along this road through the development for approximately 0.3 miles whereupon the property will be found on the left hand side.

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