Bond Oxborough Phillips

Changing Lifestyles

38 Fairfield Road
Bude
Cornwall
EX23 8DJ

Asking Price: £325,000 Freehold







Changing Lifestyles

01288 355 066
bude@boppproperty.com

38 Fairfield Road, Bude, Cornwall, EX23 8DJ

- 3 BEDROOMS WITH A STUDY ROOM
- SEMI DETACHED HOUSE
- 2 BATHROOMS
- ARRANGED OVER THREE FLOORS
- KITCHEN DINER
- OFF ROAD PARKING/DRIVEWAY
- ENCLOSED REAR GARDENS
- WALKING DISTANCE OF TOWN CENTRE, SCHOOLS, CANAL AND LOCAL BEACHES











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Enjoying a convenient location close to the town centre and beaches, a well presented 3 bedroom town house arranged over three floors offering comfortable and versatile accommodation throughout, benefitting from the distinct advantage of double glazed windows complemented by gas fired central heating. Driveway providing off road parking and well generous enclosed rear gardens.

The property enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering 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 amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies within 10 miles inland while the port and market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access tot he A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Ground Floor

Entrance Hall - 5'11" x 9'9" (1.8m x 2.97m)

Living Room - 11'11" x 13'3" (3.63m x 4.04m)

Lounge Area - 9'7" x 11'9" (2.92m x 3.58m)

Study - 6'10" x 8'6" (2.08m x 2.6m)

Lower Ground Floor

Kitchen - 18'5" x 14'2" (5.61m x 4.32m)

Dining Room - 11'2" x 8'10" (3.4m x 2.7m)

Wet Room - 6'8" x 8'6" (2.03m x 2.6m)

First Floor Landing - 3'5" x 9'1" (1.04m x 2.77m)

Bedroom 1 - 10'3" x 11'10" (3.12m x 3.6m)
Built in wardrobes.

Bedroom 2 - 10'10" x 10'10" (3.3m x 3.3m)

Bedroom 3 - 7' x 7'2" (2.13m x 2.18m)

Bathroom - 6'5" x 5'6" (1.96m x 1.68m)

Outside - Walled low maintenance front garden, driveway to side of property providing an off road parking space. Generous enclosed garden to rear with composite decking area adjoining the property providing an ideal spot for al fresco dining.

Services - Mains electric, gas, water and drainage.

EPC - Rating C

Council Tax - Band B

Important Purchaser Information – Move with Us - This property is being marketed in conjunction with Move with Us, who are acting on behalf of the current owners in connection with their onward part-exchange purchase.

Purchaser Verification and Administration Fee
All purchasers will be required to complete identity verification, anti-money laundering (AML) and proof of funds checks through Move with Us. A fee of £49 plus VAT (£58.80 inclusive of VAT) will be payable by the purchaser following acceptance of an offer and prior to the issuing of the Memorandum of Sale.

Offer Process
Following receipt of an offer, Move with Us will contact prospective purchasers directly to confirm their details, discuss the terms of their offer, verify their funding arrangements and complete the necessary compliance checks. Move with Us will also be involved in negotiating offers between the relevant parties.





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Directions

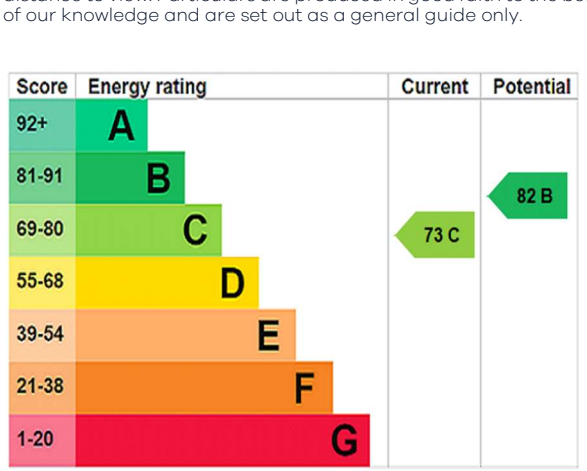
By foot from our Bond Oxborough Phillips office proceed along Queen Street towards Lansdown Road, turn left then immediately right into Broadclose Hill. Take the next right hand turning into Bramble Hill which leads into Fairfield road proceed along this road following it round to the left where upon number 38 will be found after a short distance on the left hand side.

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.



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