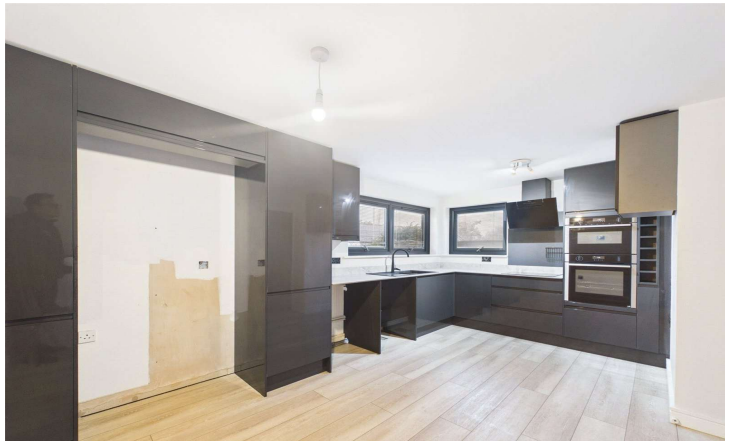
Bond Oxborough Phillips

Changing Lifestyles

16 Tregaskes Parc
Bude
Cornwall
EX23 8FE

Asking Price: £260,000 Freehold





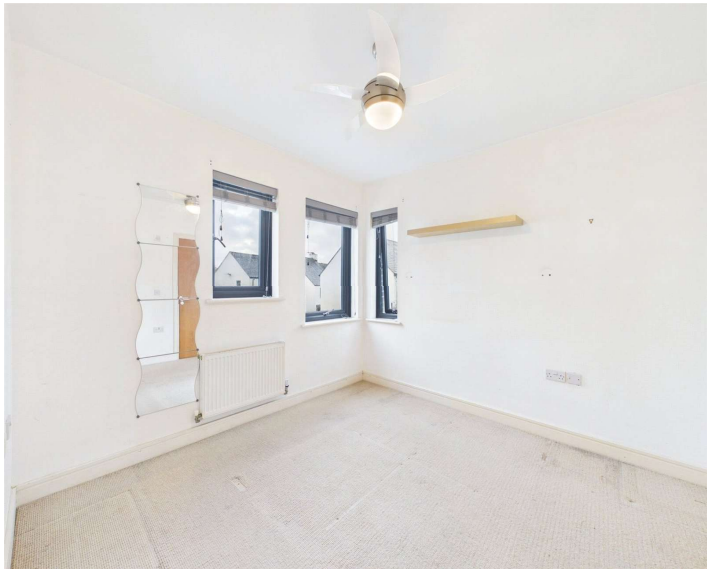


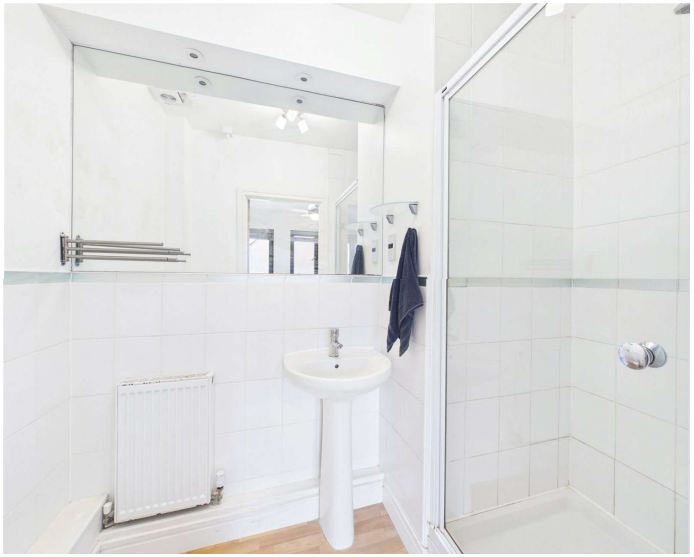
01288 355 066
bude@boppproperty.com

16 Tregaskes Parc, Bude, Cornwall, EX23 8FE

- 3 BEDROOM (1 ENSUITE)
- END OF TERRACE HOUSE
- KITCHEN DINER
- LIVING ROOM
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- WALKING DISTANCE OF LOCAL SCHOOLS, AMENITIES AND TOWN CENTRE
- NO ONWARD CHAIN
- EPC: C
- COUNCIL TAX BAND: C











Changing Lifestyles

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Changing Lifestyles

Available with no onward chain, an opportunity to acquire this spacious end of terrace property benefitting from a kitchen/diner, living room, 3 bedrooms, one with ensuite, and bathroom. Outside provides a rear enclosed garden and allocated parking space. Ideal for first time buyers or as an investment purchase.

The property is situated in a convenient and popular residential area within a short distance of the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged north Cornish coastline with it's three local sandy bathing beaches which provide 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 some ten miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 12'6" x 6'5" (3.8m x 1.96m)

WC - 5'3" x 3'3" (1.6m x 1m)

Kitchen/Diner - 16'1" x 10'2" (4.9m x 3.1m)

Living Room - 10'2" x 17' (3.1m x 5.18m)
Built in under stair cupboard.

First Floor Landing

Bedroom 1 - 10'3" x 10'2" (3.12m x 3.1m)

Ensuite - 4'5" x 8' (1.35m x 2.44m)

Bedroom 2 - 11'2" x 9'3" (3.4m x 2.82m)

Bedroom 3 - 9'5" x 7'4" (2.87m x 2.24m)

Bathroom - 5'5" x 6'4" (1.65m x 1.93m)

Outside - This property benefits from a rear enclosed garden, laid to patio with a covered area adjoining the rear of the dwelling providing an ideal spot for al fresco dining. A pedestrian gate provides access to allocated parking.

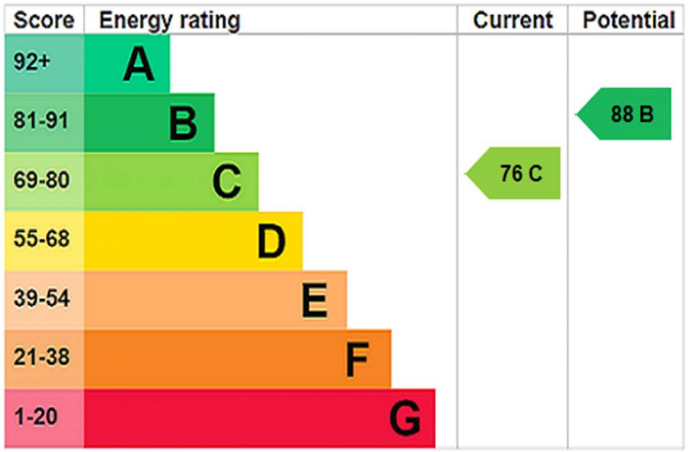
Council Tax - Band C

EPC - Rating C

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.





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Directions

From Bude Town Centre proceed out of the town towards Stratton and upon reaching the roundabout by Morrisons turn left. Continue past the entrance to Morrisons and follow the road around to the left and turn right into Bartlett Avenue, then take a left, and then the second right into Tregaskes Park. Continue along this road and the property will be found at the end on the right 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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