Bond Oxborough Phillips

Changing Lifestyles

28 Lynstone Road
Bude
Cornwall
EX23 8LR

Asking Price: £350,000 Freehold







01288 355 066
bude@boppproperty.com

28 Lynstone Road, Bude, Cornwall, EX23 8LR

- Spacious 3 Bedroom Semi-Detached Residence
- Requiring Modernisation and Updating Throughout
- Excellent Opportunity to Add Value
- Highly Convenient and Established Residential Location
- Walking Distance of Bude's Popular Beaches
- Easy Access to the Canal and South West Coast Path
- Two Separate Reception Rooms
- Three Bedrooms and First Floor Shower Room
- Generous Enclosed Rear Garden
- Off-Road Parking and Attached Garage
- Excellent Potential to Create a Superb Coastal Home
- Viewing Highly Recommended











Changing Lifestyles

01288 355 066
bude@boppproperty.com

An exciting opportunity to acquire this spacious 3 bedroom semi-detached residence occupying a convenient position within easy walking distance of Bude's popular beaches, canal, town centre and spectacular South West Coast Path. Requiring modernisation and updating throughout, the property offers excellent scope for purchasers looking to create a home to their own specification in this highly desirable coastal location.

The accommodation is arranged over two floors and comprises an entrance porch leading into the hallway, a well-proportioned living room with bay window and feature fireplace, and a separate dining room offering further reception space. The kitchen is positioned to the rear, with an adjoining utility area and WC providing additional practicality. On the first floor are three bedrooms, including two generous doubles, together with a family shower room. The principal bedroom enjoys an attractive bay window, whilst the remaining bedrooms offer flexibility for family living, guests or home working.

Externally, the property benefits from a driveway providing off-road parking, an attached garage and a generous rear garden, offering excellent potential for further landscaping and improvement.

The property occupies a prime position within walking distance of the town centre, beach, canal and coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch - 6'11" x 2'3" (2.1m x 0.69m)

Hallway - 6'10" x 12'10" (2.08m x 3.9m)

Living Room - 11' x 11'11" (3.35m x 3.63m)

Dining Room - 9'2" x 13' (2.8m x 3.96m)

Kitchen - 6'11" x 9'4" (2.1m x 2.84m)

Rear Porch

WC - 4'1" x 2'10" (1.24m x 0.86m)

Utility - 7'6" x 3'6" (2.29m x 1.07m)

First Floor Landing - 3'11" x 8'6" (1.2m x 2.6m)

Bedroom 1 - 10' x 12'11" (3.05m x 3.94m)

Bedroom 2 - 9'10" x 12' (3m x 3.66m)

Bedroom 3 - 6'11" x 8' (2.1m x 2.44m)

Shower Room - 6'11" x 7'11" (2.1m x 2.41m)

Outside - The property is approached via a driveway providing off-road parking and access to the attached garage. To the front is a lawned garden bordered by established hedging. To the rear is a generous enclosed garden, principally laid to lawn and bordered by mature hedging and boundary walls, offering an excellent space for gardening, outdoor entertaining or family enjoyment. The garden provides considerable scope for landscaping and improvement, allowing prospective purchasers to create an attractive outdoor space to complement the residence.

Garage - 8'8" x 15'6" (2.64m x 4.72m)
Up and over vehicle entrance door. Pedestrian door to rear elevation.

Services - Mains electric, water and drainage.

EPC - Rating TBC

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.

01288 355 066
bude@boppproperty.com

28 Lynstone Road, Bude, Cornwall, EX23 8LR



Directions

From Bude town centre, proceed along The Strand and upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right and proceed up the hill into Lynstone Road whereupon the property will be found on the right hand side with a Bond Oxborough Phillip sign clearly displayed.

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.

EPC TBC