

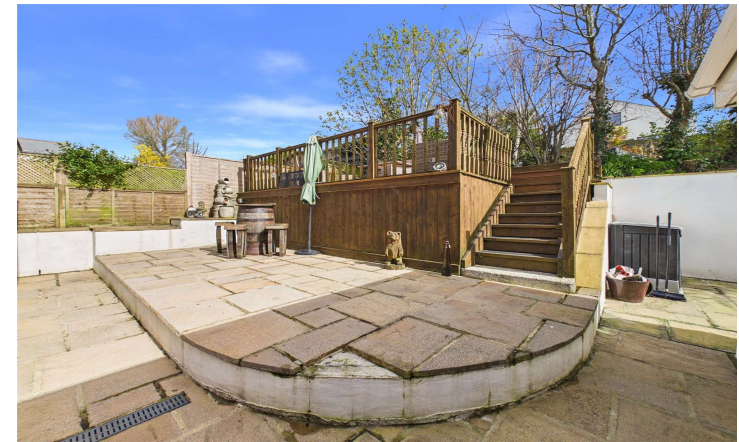


Bond
Oxborough
Phillips

Changing Lifestyles

13 Westby Road
Bude
Cornwall
EX23 8DE

Asking Price: £365,000 Freehold



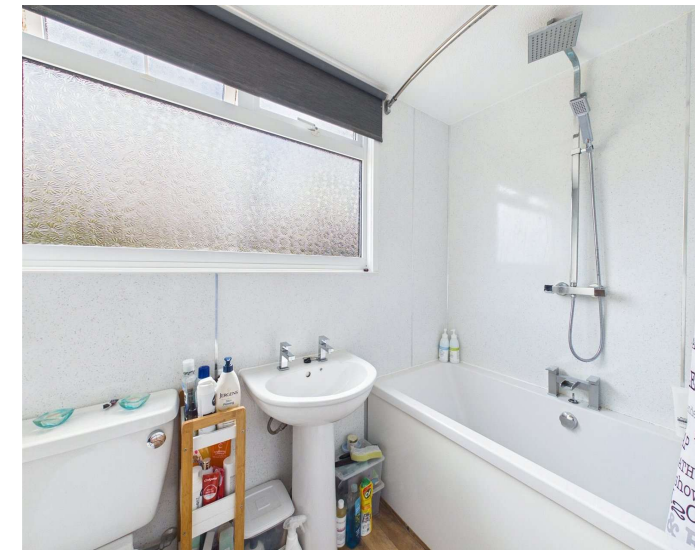
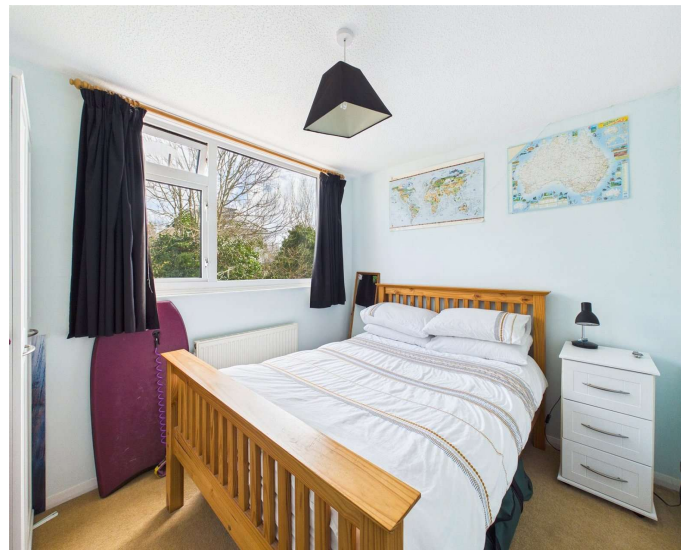
Changing Lifestyles

**01288 355 066
bude@bopproperty.com**

13 Westby Road, Bude, Cornwall, EX23 8DE



- 3/4 BEDROOMS
- DETACHED HOUSE
- CLOSE TO TOWN CENTRE
- FRONT AND ENCLOSED REAR GARDENS
- SPACIOUS AND VERSATILE ACCOMMODATION
- OFF ROAD PARKING FOR TWO CARS



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Enjoying a most convenient location close to the town centre and beaches an exciting opportunity to acquire this well presented 3/4 bedroom detached house. The property would be perfect for a family residence whilst equally suiting as an attractive second home/investment. Driveway providing off road parking and low maintenance enclosed rear garden. Available with no onward chain. EPC rating D. Council Tax Band D.

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 to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - Built in airing cupboard. Staircase leading to first floor landing.

Living Room - 19'8" x 11'11" (6m x 3.63m)

A light and airy dual aspect reception room with feature fireplace housing gas fire with slate hearth and solid oak mantle. Door to rear garden.

Kitchen - 9'9" x 9'10" (2.97m x 3m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps over, recess for gas range cooker with extractor hood over, space and plumbing for slimline dishwasher, recess for tall fridge freezer. Window and stable door to outside.

Dining Room/Bedroom 4 - 8'5" x 14'9" (2.57m x 4.5m)

Ample space for dining table and chairs. Window to front elevation. Door to:

Utility Room - 10'5" x 8'5" (3.18m x 2.57m)

Base and wall mounted units with work surfaces over incorporating stainless steel sink with mixer taps, space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Window to rear elevation. Door to side. Sliding doors to WC and wash hand basin.

First Floor Landing - Window to front elevation.

Bedroom 1 - 15'7" x 11'11" (4.75m x 3.63m)

Generous double bedroom with window to front elevation.

Bedroom 2 - 12'6" x 8'9" (3.8m x 2.67m)

Double bedroom with window to front elevation enjoying views across to Lynstone.

Bedroom 3 - 12'8" x 8'7" (3.86m x 2.62m)

Double bedroom with window to rear elevation.

Bathroom - 8'1" x 5'5" (2.46m x 1.65m)

Panel bath with drench shower over, low flush WC, pedestal wash hand basin and window to rear elevation.

Outside - Accessed via its own entrance driveway providing off road parking for two vehicles with an adjoining lawn garden area. Low maintenance rear garden laid principally with extensive patio area. Steps lead to an elevated timber decking area providing an ideal spot for alfresco dining.

Council Tax - Band D

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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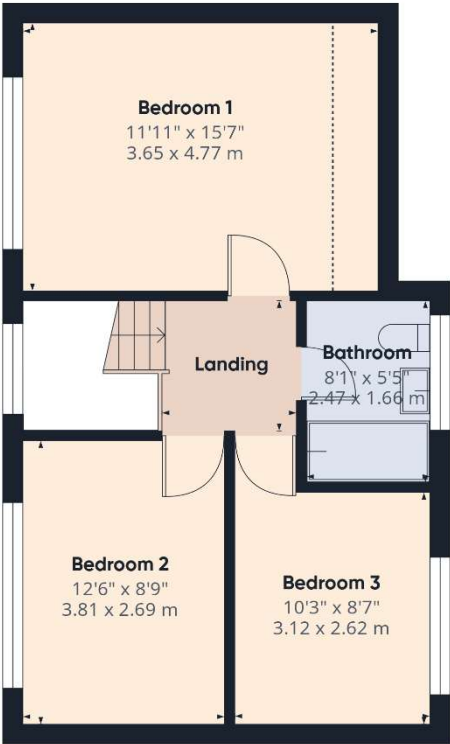
Have a property to sell or let?

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
1139 ft²
106 m²

Reduced headroom
36 ft²
3.3 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

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Continue for approximately 150 yards taking the 2nd right hand turning into Carteret Road which leads into Westby Road whereupon Number 13 will be found on your left hand side.

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