

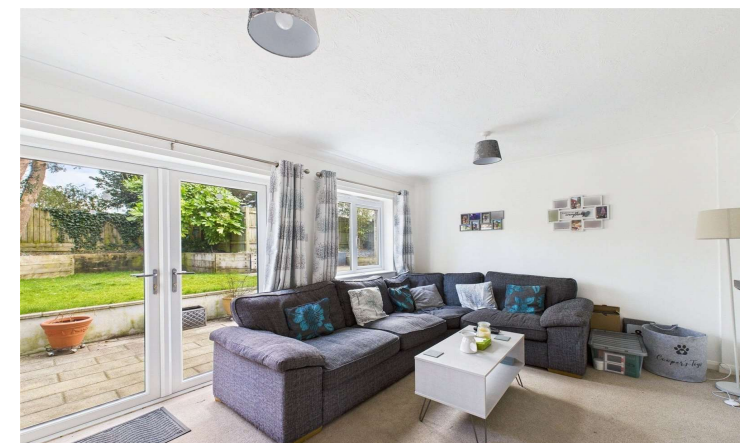


Bond
Oxborough
Phillips

Changing Lifestyles

18 Monterey Close
Bude
Cornwall
EX23 8DX

Asking Price: £300,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

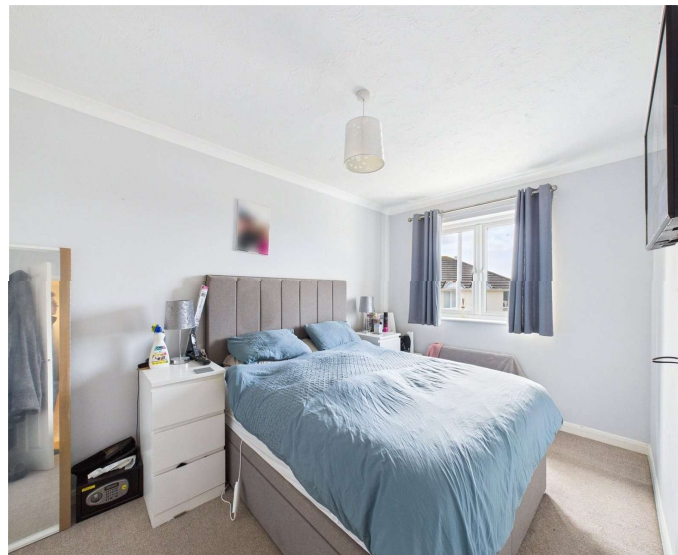
18 Monterey Close, Bude, Cornwall, EX23 8DX



- 3 BEDROOMS
- SEMI DETACHED PROPERTY
- WELL PRESENTED
- WALKING DISTANCE TO TOWN AND LOCAL AMENITIES
- OFF ROAD PARKING
- REAR ENCLOSED GARDEN
- USEFUL WORKSHOP/UTILITY (8'8 x 4'9) OUTBUILDING
- WELL SUITED AS FAMILY HOME OR INVESTMENT



An opportunity to acquire this immaculately presented 3 bedroom semi detached house only a short distance from the town, canal and local beaches. The property benefits from front and landscaped rear gardens with off road parking for 3 cars. The residence is well suited as a comfortable family home or an investment opportunity. EPC Rating D. Council Tax Band B.



Changing Lifestyles

01288 355 066
bude@boproperty.com

18 Monterey Close, Bude, Cornwall, EX23 8DX

The property enjoys a pleasant and convenient location situated in this desirable residential area and lying within walking distance of the town centre and all its amenities including a comprehensive range of shopping, schooling and recreational facilities together with its three local sandy bathing beaches, 18 hole links golf course and fully equipped leisure centre. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty, popular surfing beaches providing a whole host of water sport and leisure activities together with many breathtaking cliff top walks etc. The popular market town of Holsworthy lies some 10 miles inland, while the Port 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.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Ultrafast 16 Mbps
1000 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗

Entrance Hall - Stairs leading to first floor landing. Under stair cupboard.

Kitchen - 13' x 9' (3.96m x 2.74m)
A fitted range of base and wall mounted units with work surfaces over incorporating 1 1/2 composite sink drainer unit with mixer taps, 4 ring gas hob with extractor over, built in microwave and built in double oven. Integrated fridge freezer, dishwasher, space and plumbing for washing machine. Dual aspect windows to front and side elevation with space for breakfast table and chairs.

Living Room - 15'7" x 10'7" (4.75m x 3.23m)
A light and airy room with window and double glazed French doors leading out to the delightful well maintained rear garden.

WC - 4'9" x 2'11" (1.45m x 0.9m)
Low flush WC, vanity unit with wash hand basin, heated towel rail and window to front elevation.

First Floor Landing - Built in airing cupboard.

Bedroom 1 - 12'10" x 8'8" (3.9m x 2.64m)
Double bedroom with built in wardrobe and window to front elevation.

Bedroom 2 - 9'7" x 8'7" (2.92m x 2.62m)
Window to rear elevation.

Bedroom 3 - 9'5" x 6'6" (2.87m x 1.98m)
Window to front elevation.

Changing Lifestyles

Bathroom - 6'6" x 6'2" (1.98m x 1.88m)
Enclosed 'P' shaped bath with 'Mira' electric shower over, low flush WC and pedestal wash hand basin. Window to rear elevation.

Outside - The property is approached over a low maintenance front garden. Off road parking is located to the side of the property with gated side access leading to enclosed rear landscaped garden, principally laid to lawn with a variety of mature shrubs and trees bordered by close panel fencing providing a high degree of privacy. A paved patio seating area adjoins the property providing an ideal spot for alfresco dining. Useful workshop/utility (8'8 x 4'9) with power and light connected.

Services - Mains Gas central heating (Nest heating system installed), mains water, drainage and electric.

EPC - Rating D.

Council Tax - Band B



Changing Lifestyles

01288 355 066
bude@bopproperty.com

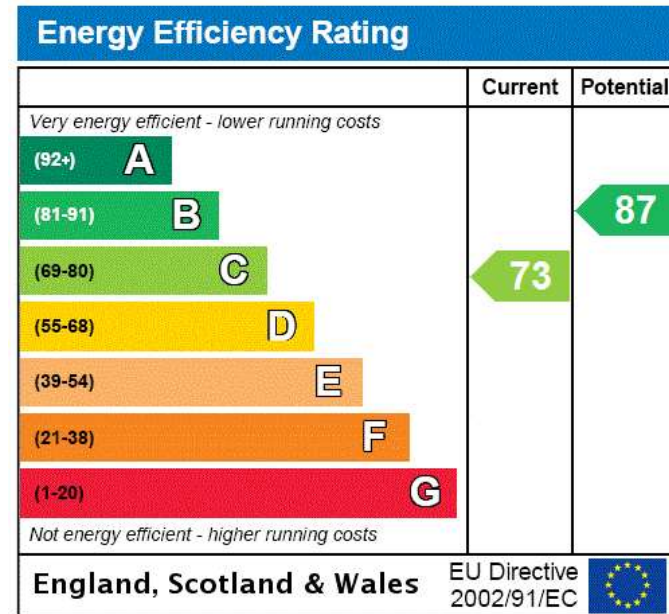


Have a property to sell or let?

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.



Directions

From Bude town centre proceed out of town along The Strand and at the mini roundabout turn left. Proceed along this road and take the second turning on the left into Valley Road followed by a right hand turn into Monterey Close whereupon the property will be found after a short distance on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.