

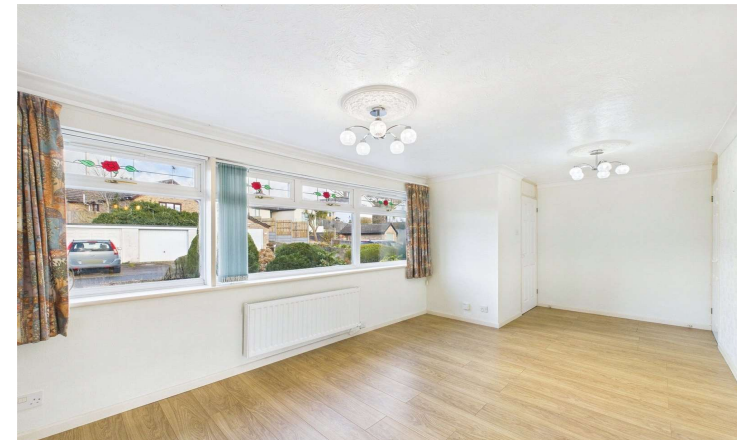


Bond
Oxborough
Phillips

Changing Lifestyles

6 Brook Drive
Bude
Cornwall
EX23 8NY

Asking Price: £325,000



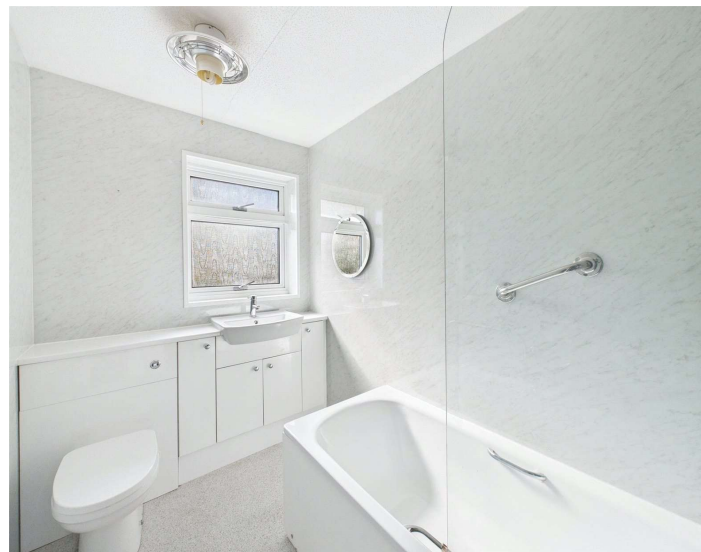
Changing Lifestyles

01288 355 066
bude@boproperty.com

6 Brook Drive, Bude, EX23 8NY



- 2 BEDROOMS
- 2 RECEPTION ROOMS
- DETACHED BUNGALOW
- 1 BATHROOM
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO THE TOWN CENTRE AND LOCAL BEACHES
- SOUTHFACING GARDEN
- EPC: TBC
- COUNCIL TAX BAND: C



Changing Lifestyles

01288 355 066
bude@boproperty.com

6 Brook Drive, Bude, EX23 8NY

Changing Lifestyles

An opportunity to acquire a 2 bedroom detached bungalow in this sought after cul-de-sac location being within a short walk to the town centre and local beaches. The property briefly comprises of kitchen, dining room, conservatory, living room, two good sized bedrooms and bathroom. The residence offers off road parking space, garage and south facing garden. EPC TBC. Council Tax Band C.

Brook Drive is a very favoured and quiet residential cul-de-sac on the Flexbury side of Bude and is within walking distance of Crooklets Beach, the town centre, and golf course. Bude has a diverse range of shops including art galleries, clothing, boutiques, service stores, delicatessen, convenience stores, newsagents together with a Sainsbury's and within a few minutes drive a Morrison. There are a whole range of recreational facilities including tennis, squash, golfing, indoor swimming and expanses of golden sandy beaches. Neighbouring towns include Holsworthy some 10 miles inland with its popular weekly market. Okehampton and Dartmoor is some 30 miles, whilst Launceston, Cornwall's Ancient Capital, is some 19 miles. The Cathedral and University City of Exeter with its intercity rail and motorway links is some 53 miles. The modern city centre of Plymouth is some 50 miles.

Entrance Hall - Built in storage cupboard. Door to:

Living Room - 18'11" x 9'7" (5.77m x 2.92m)

Light and airy reception room with feature fireplace with electric fire. Double glazed windows to the front elevations.

Dining Room - 6'11" x 11'9" (2.1m x 3.58m)

Ample space for dining table and chairs. Door Lead to:

Conservatory - 10'2" x 7'7" (3.1m x 2.3m)

Double glazed windows overlooking the south facing garden.

Kitchen - 8'9" x 9'5" (2.67m x 2.87m)

A range of fitted wall and base mounted units with work surfaces over incorporating sink/drain unit with mixer taps and Neff four ring electric hob with extractor hood over. Built in oven and space for washing machine. Built in storage cupboard with hot water cylinder. Double glazed window to rear elevation.

Bedroom 1 - 9'2" x 10' (2.8m x 3.05m)

Double bedroom with built-in wardrobe. Double glazed window to front elevation.

Bedroom 2 - 8'3" x 9'10" (2.51m x 3m)

Double bedroom with built-in wardrobe. Double glazed window to rear elevation.

Bathroom - 5'5" x 8'9" (1.65m x 2.67m)

Comprising an enclosed panel bath with electric shower over, vanity unit with concealed cistern WC and inset hand wash basin, heated towel rail. Frosted window to rear elevation.

Garage - 9'3" x 16'9" (2.82m x 5.1m)

Garage located in nearby block opposite the property.

Outside - To the front of the property there is off road parking for a small car and an additional parking space located opposite in front of the garage. The front garden comprises of a range of shrubs and flowers with Cornish stone walling. A pedestrian path leads to the rear south facing garden, paved areas perfect for al-fresco dining. A set of stairs leads to a low maintenance gravelled area with useful shed and summerhouse. The garden continues down to a small stream.

Services - Main electric, water and drainage.

EPC Rating - TBC

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Superfast

14 Mbps
80 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗



Changing Lifestyles

01288 355 066
bude@bopproperty.com



Floor 0 Building 1



Floor 0 Building 2

Approximate total area¹⁾
896.1 ft²
83.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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 will 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 to 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Proceed up Belle Vue in the centre of Bude and follow the road around into Golf House Road. Proceed down the hill with the golf course on either side and you will pass Flexbury Church. From the church carry on for approximately 400 yards towards Poughill, and Brook Drive will be found on your right hand side. Proceed into Brook Drive where after a short distance the property will be found on the right hand side with a Bond Oxborough Phillips board clearly displayed.