



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

28 Downs View  
Bude  
Cornwall  
EX23 8RG

**Asking Price: £725,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com





- WELL PRESENTED EDWARDIAN HOME
- 8 BEDROOM
- 2 RECEPTION ROOM
- VIEWS ACROSS THE GOLF COURSE AND COASTLINE AND SEA BEYOND
- MAINS GAS CENTRAL HEATING
- FRONT AND REAR GARDENS



**This fantastic family home is situated on one of Bude's most sought after roads, within walking distance of popular surfing/bathing beaches and enjoying views over the golf course with sea views to the upper levels. This well presented residence offers comfortable and versatile accommodation comprising of 2 reception rooms, large kitchen/dining room, utility space, 8 bedrooms, 3 bathrooms with enclosed front and rear gardens. Virtual tours available upon request. EPC: C. Council tax band: E.**





The property lies only a short walk from the sandy surfing beach at Crooklets which also gives access to the coastal paths. The well known coastal resort of Bude offers a wide range of domestic, commercial and leisure facilities including 18 hole golf course, tennis, squash, bowls, horse riding, surfing, indoor and outdoor swimming pools, leisure and sport complex with adjacent bowling arena, in addition to the popular sandy beaches with dramatic heritage coastline. Good proximity to the main A39 road gives easy access to other towns, villages and places of interest including the adjacent and historic village of Stratton. Stratton now offers a variety of daily facilities including hospital and medical centre. Railway links are also available at Okehampton and Bodmin.





**Entrance Hall** - 6'8" x 23'3" (2.03m x 7.09m)

Tiled flooring. Stairs to first floor. Doors leading to:

**Living Room** - 14'2" x 19'10" (4.32m x 6.05m)

Light and airy reception room with bay windows to the front elevation over looking to the golf course. Feature fireplace housing a multi-fuel burning stove.

**Sitting Room** - 13'4" x 11'5" (4.06m x 3.48m)

Window to rear elevation.

**Kitchen/Dining Room** - 14'8" x 21'1" (4.47m x 6.43m)

An extensive range of wall and base mounted units with stainless steel work surfaces over incorporating 1 1/2 sink unit with mixer taps over. Recess for Range style cooker. Space and plumbing for dishwasher. Space for fridge/freezer. Ample space for dining table and chairs. Feature fireplace housing a gas fire with wooden mantel and tiled hearth. Window to side elevation. Door to side elevation leading to the rear garden.

**Utility Room** - 4'10" x 7'7" (1.47m x 2.3m)

Fitted tiled work surfaces incorporating Belfast sink with mixer taps over. Storage below. Pantry cupboard. Wall mounted Baxi Gas boiler. Stable door leading to the rear garden.

**Bathroom** - 6'7" x 7'6" (2m x 2.29m)

Comprising of an enclosed panel bath, low level WC and pedestal hand wash basin. Frosted window to side elevation.

**First floor landing** - Doors leading to:

**Bedroom 4** - 6'10" x 12'7" (2.08m x 3.84m)

Double bedroom with window to rear elevation.

**Bathroom** - 7' x 9'8" (2.13m x 2.95m)

Comprising of an enclosed panel bath, pedestal hand wash basin and enclosed shower cubicle with mains fed shower over. Heated towel rail. Frosted window to rear elevation.

**WC** - 6'1" x 2'11" (1.85m x 0.9m)

Low level WC and wall hung hand wash basin. Frosted window to side elevation.

**Master Bedroom** - 11'7" x 19'11" (3.53m x 6.07m)

Generous size room with built in wardrobes and large bay window to front elevations enjoying the views across the golf course and to the coastline and sea beyond. Door leading the balcony.

**Bedroom 2** - 13'4" x 11'5" (4.06m x 3.48m)

Double bedroom with feature fireplace. Window to rear elevation.

**Bedroom 3** - 8'4" x 11'4" (2.54m x 3.45m)

Double bedroom with window to rear elevation.

**Second Floor Landing** - Doors leading to:

**Bedroom 5** - 11'10" x 19'10" (3.6m x 6.05m)

Large double bedroom with bay windows to the front elevation overlooking the golf course and coastline with the sea beyond.

**Bedroom 6** - 13'2" x 11'1" (4.01m x 3.38m)

Double bedroom with window to rear elevation.

**Bedroom 7** - 14'8" x 9'10" (4.47m x 3m)

Double bedroom with window to rear elevation.

**Bedroom 8** - 8'3" x 11'5" (2.51m x 3.48m)

Window to front elevation.

**Bathroom** - 11'2" x 6'1" (3.4m x 1.85m)

Comprising of an enclosed panel bath with mains fed shower over, low level WC, pedestal hand wash basin. Airing cupboard. Heated towel rail. Frosted window to side elevation.

**Utility Room** - Space and plumbing for washing machine and tumble dryer. Pressurised hot water cylinder.

**Outside** - To the front of the property is a low maintenance enclosed garden. At the rear of the property the rear garden has a range of mature shrubs with a gravelled pathway leading the seating area, perfect for alfresco dining.

**EPC** - Rating C.

**Council Tax** - Band E.

**Mobile Coverage**

EE	●
Vodafone	●
Three	●
O2	●

**Broadband**

Basic	15 Mbps
Ultrafast	1000 Mbps

**Satellite / Fibre TV Availability**

BT	✓
Sky	✓
Virgin	✗





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

## Directions

From Bude town centre head towards Poughill along Golf House Road and upon reaching Flexbury turn left into Downs View and continue along this road for approximately 350 yards whereupon the property will be found on the right hand side.

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.



28 Downs View, Bude, Cornwall, EX23 8RG

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We are here to help you find  
and buy your new home...

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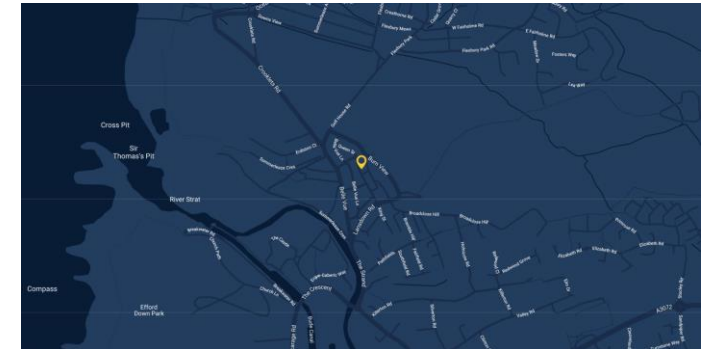
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please contact us today on 01288 355 066 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01288 355 066**

for a free conveyancing quote and  
mortgage advice.



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