



Bond
Oxborough
Phillips

Changing Lifestyles

8 Bede Haven Close
Bude
Cornwall
EX23 8QF

Asking Price: £430,000
Freehold



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01288 355 066
bude@boproperty.com

8 Bede Haven Close, Bude, Cornwall, EX23 8QF



- 4/5 BEDROOMS
- 2 RECEPTION ROOMS
- DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- GENEROUS SOUTH FACING REAR GARDENS
- VERSATILE ACCOMMODATION
- ENTRANCE DRIVEWAY PROVIDING OFF ROAD PARKING
- WALKING DISTANCE OF CANAL, BEACHES AND LOCAL AMENITIES
- EPC: E
- COUNCIL TAX BAND: D



Enjoying a pleasant location within walking distance of the canal, beach, town centre and local amenities, an opportunity to acquire a 4 bedroom, 2 reception room detached house benefitting from the distinct advantage of gas fired central heating and UPVC double glazed windows. The property offers well-presented and versatile accommodation throughout with generous enclosed south facing rear garden and useful shed with power and light connected perfect for an office space or workshop. Entrance driveway with ample off road parking and front garden. Virtual tour also available upon request.



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Bede Haven Close enjoys a convenient location situated within walking distance of the canal, local beaches and centre of this popular coastal town which supports a useful and comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many areas of outstanding natural beauty and popular bathing beaches, with the local sandy bathing beaches providing a whole host of water sports and leisure activities. The bustling market town of Holsworthy lies some 10 miles inland and 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 network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.



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Property Description

Entrance Hall - Staircase leading to first floor landing with opaque double glazed window to front elevation providing an abundance of natural light. Built in under stair storage cupboard.

Lounge/Dining Room - 20' x 12'1" (6.1m x 3.68m)

A light and airy reception room with feature fireplace housing gas fire, window to the front elevation and sliding doors leading to the rear enclosed gardens.

Kitchen - 10' x 9'10" (3.05m x 3m)

A fitted range of base and wall mounted units with work surfaces over incorporating inset composite 1 1/2 sink drainer unit with mixer tap, built in 4 ring gas hob with extractor over, integral appliances include dual ovens and dishwasher. Space for tall fridge freezer. Window and door to the rear gardens. Useful serving hatch to Lounge/Dining Room.

Bedroom 5/ Play Room - 12'4" x 8'2" (3.76m x 2.5m)

Currently used as a play room but could equally appeal as a downstairs bedroom. Window to front elevation. Door to:

Shower Room/Utility - 8' x 4'8" (2.44m x 1.42m)

Enclosed shower cubicle with electric shower over, low flush WC, pedestal wash hand basin, heated towel rail. Space and plumbing for washing machine. Built in cupboard housing wall mounted Worcester gas fired boiler.

First Floor Landing - Frosted window to front elevation.

Bedroom 1 - 12'1" x 10' (3.68m x 3.05m)

Generous double bedroom with large window to front elevation.

Bedroom 2 - 12'4" x 8'10" (3.76m x 2.7m)

Double bedroom with window to front elevation.

Bedroom 3 - 12' x 7'6" (3.66m x 2.29m)

Double bedroom with window to the rear elevation overlooking the rear gardens.

Bedroom 4 - 9'8" x 8'8" (2.95m x 2.64m)

Double bedroom with window to the rear elevation.

Bathroom - 8'9" x 5'6" (2.67m x 1.68m)

Enclosed panel bath with mains fed drench shower over and hand attachment, vanity unit with wash hand basin, low flush WC, heated towel rail. Obscure window to rear elevation.

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Outside - The property is approached via a tarmac entrance driveway providing ample off road parking. With a lawn area. The south facing rear gardens are a generous size being principally laid to lawn bordered by hedging and established shrubs. A paved patio area adjoins the rear of the property providing an ideal spot for alfresco dining. Useful timber workshop/office outbuilding (15'2 x 7'2) with power and light connected.

EPC - Rating E

Council Tax - Band D

Services - Mains gas, electric, water and drainage.

Mobile Coverage

EE
Vodafone
Three
O2



Broadband

Basic
Superfast

16 Mbps
79 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	51
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

From Bude town centre proceed out of the town along the Strand and turn left at the mini roundabout towards Stratton. Proceed for approximately ¼ mile and take the right hand turning into Kings hill opposite the Bude service station. Take the next left hand turn into Berries Avenue and immediately right into Bede Haven Close, whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

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

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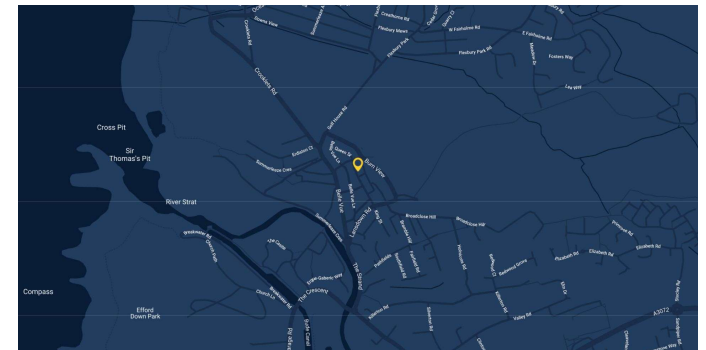
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