



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Southfield Road  
Bude  
Cornwall  
EX23 8DN

**Asking Price: £475,000**

**Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

2 Southfield Road, Bude, Cornwall, EX23 8DN



- 4 BEDROOM (1 EN-SUITE)
- DETACHED FAMILY HOME
- IMMACULATELY PRESENTED
- WALKING DISTANCE TO LOCAL AMENITIES AND BEACHES
- ENJOYING VIEWS ACROSS BUDE.
- AMPLE OFF ROAD PARKING
- GAS FIRED CENTRAL HEATING
- SOLAR PANELS



Situated in the sought after and convenient location within walking distance to the local amenities, schools and popular beaches is this immaculately presented 4 bedroom detached family home. The property offer spacious and versatile accommodation throughout benefiting from gas central heating and complemented by double glazed windows. The residence offers front and rear enclosed gardens with a driveway providing ample off road parking. The property is well suited as a family home whilst equally appealing as a second home/investment opportunity. EPC Rating: C. Council Tax Band: C.



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2 Southfield Road 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 Porch

### Living Room - 17'3" x 16'3" (5.26m x 4.95m)

Light and airy reception room with large bay window to front elevation. Feature fireplace with wooden mantel and surround. Staircase leading to first floor landing. Door to:

### Snug - 17'3" x 8'9" (5.26m x 2.67m)

Window to side elevation.

### Kitchen/Dining Room - 10'10" x 30'7" (3.3m x 9.32m)

An impressive triple aspect room with windows to front, side and rear elevation with French doors leading to the enclosed garden. Tastefully fitted kitchen comprising wall and base mounted units with work surfaces over incorporating an inset Belfast sink. Built in 5 ring gas hob with extractor hood over and 'Belling' oven. Recess and plumbing for dishwasher and washing machine. Central island unit with breakfast bar. Ample space for dining table and chairs.

### Bedroom 4 - 11'3" x 12'1" (3.43m x 3.68m)

Double bedroom with window to side elevation and French doors opening to the rear garden.

### En-suite Shower Room - 5'3" x 5'11" (1.6m x 1.8m)

Comprising of an enclosed shower cubicle with electric 'Mira' shower over, vanity unit with inset hand wash basin and concealed cistern WC. Heated towel rail. Frosted window to side elevation.

### First Floor Landing - Loft access.

### Bedroom 1 - 9'10" x 15'10" (3m x 4.83m)

Light and spacious dual aspect room with large bay windows to the front elevation enjoying pleasant views across Bude to Summerleaze Beach and Breakwater with sea glimpses and window to the side elevation.

### Bedroom 2 - 10'10" x 11'11" (3.3m x 3.63m)

Double bedroom with window to side elevation. Built in cupboard housing the wall mounted Worcester-Bosch Combi boiler.

### Bedroom 3 - 6'11" x 8'6" (2.1m x 2.6m)

Window to front elevation.

### Bathroom - 5'10" x 6'7" (1.78m x 2m)

Comprising of an enclosed panel bath with electric 'Mira' thermostatic shower over, vanity unit with inset hand wash basin and low level WC. Heated towel rail. Frosted window to side elevation.

**Outside.** - To the front of the property is a tarmac drive providing ample off road parking. Access to the lean-to ideal for storage and housing the control panel for the solar panels. To the rear of the residence is a landscaped south facing garden with patio area and laid to lawn with pergola providing an ideal space for al fresco dining. Pedestrian gate to the pavement outside the property.

**Services** - Mains gas, electric and drainage. Fitted 3.75kwh Solar panels providing additional income.

**EPC** - Rating C.

**Council Tax** - Band C.



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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>80</b>	<b>83</b>
(69-80)	<b>C</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>		EU Directive 2002/91/EC	

## Directions

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Take the right hand turning into Bramble Hill and right again into Pathfields whereupon 2 Southfield Road will be found within a short distance on the left 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.

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

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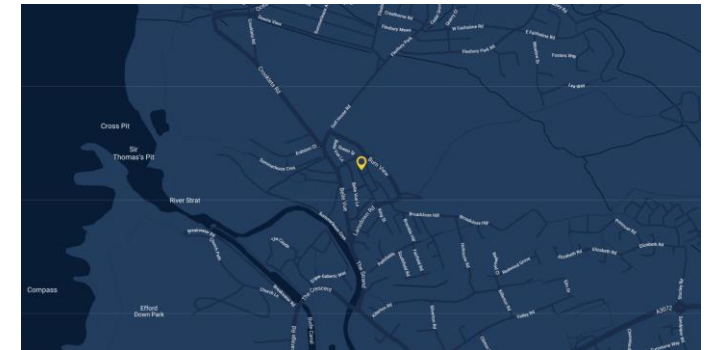
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