



Bond
Oxborough
Phillips

Changing Lifestyles

2 Cedar Grove
Bude
Cornwall
EX23 8NB

Asking Price: £525,000 Freehold



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bude@boproperty.com

2 Cedar Grove, Bude, Cornwall, EX23 8NB



- 3 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- DETACHED SPLIT LEVEL BUNGALOW
- DETACHED STUDIO/HOBBIES ROOM
- IMMACULATEDLY PRESENTED THROUGHOUT
- SUPERB LANDSCAPED GARDENS
- ENTRANCE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GARAGE
- EV CHARGER
- WALKING DISTANCE OF TOWN CENTRE AND LOCAL BEACHES
- EPC: TBC



Occupying a prime elevated position within this most sought after and private cul de sac we are proud to bring to the market this immaculately presented 3 reception room, 3 double bedroom split level bungalow. Situated within easy walking distance of the town centre, golf course and local beaches, the residence offers versatile and spacious accommodation throughout with a useful detached studio/hobbies room perfect as an artist's studio or home office. Beautifully landscaped gardens surround the property with a cornucopia of mature shrubs, trees and flowers and a variety of seating areas perfect for al fresco dining. Entrance driveway providing ample off road parking and access to garage with a fitted EV charger.



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The residence enjoys a tucked away position in this quiet cul de sac situated within a few minutes walk of the local bathing beach and a short distance away from the centre of this popular coastal town which supports a useful and extensive range of shopping, schooling and recreational facilities. The town of Bude lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches which provide a whole host of water sports and leisure facilities together with breathtaking, cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles inland whilst 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. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and provides access onto the A30 which leads to the ancient cathedral city of Exeter with its airport, railway station and intercity railway network.



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Property Description

Entrance Hall - Stairs to inner hall. Door to Shower Room.

Living Room - 18'1" x 10'10" (5.5m x 3.3m)

An impressive dual aspect reception room with feature stone fireplace and slate hearth housing log burner. Door to:

Dining Room - 11'11" x 11' (3.63m x 3.35m)

Ample space with dining table and chairs and laminate Oak Flooring. Double glazed French doors to Conservatory. Leads to:

Kitchen - 11' x 10'10" (3.35m x 3.3m)

A fitted range of base and wall mounted units with wooden work surfaces over incorporating composite 1 1/2 sink drainer unit with modern mixer tap, recess for range cooker, 'Neff' integrated dishwasher and former pantry space perfect for tall fridge freezer. Window to rear elevation. Door to:

Utility Room - 13'3" x 4'7" (4.04m x 1.4m)

Space and plumbing for washing machine with space for tumble dryer. Double glazed Windows and door to outside.

Conservatory - 9'7" x 8'7" (2.92m x 2.62m)

A superb spot to enjoy a morning coffee with double glazed windows enjoying views over the landscaped front gardens and French doors to an adjoining patio seating area.

Shower Room - 8'3" x 3'9" (2.51m x 1.14m)

Enclosed shower with Mira Azora electric shower over, concealed cistern WC, vanity unit with wash hand basin, heated towel rail and frosted double glazed window.

Inner Hall - Useful built in cupboards providing storage area.

Bedroom 1 - 18'3" x 11' (5.56m x 3.35m)

Generous dual aspect double bedroom.

Bedroom 2 - 13'10" x 11' (4.22m x 3.35m)

Double bedroom with window to side elevation.

Bedroom 3 - 11'1" x 11' (3.38m x 3.35m)

Double bedroom with window to rear elevation.

Family Bathroom - 10'5" x 7'1" (3.18m x 2.16m)

An impressive fitted suite comprising a large corner enclosed shower cubicle with mains fed drench shower over, panel bath with mixer taps, concealed cistern WC, vanity unit with inset wash hand basin, two heated towel rails and frosted double glazed window to rear.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic 16 Mbps
Superfast 80 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗

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Outside - Approached via a stone paved entrance driveway providing ample off road parking and access to garage with fitted Ohme 7kw EV charger. The residence boasts beautifully landscaped gardens to the front and side with a lawn area adjoining the front of the dwelling alongside a raised patio area leading to the conservatory providing an ideal spot for al fresco dining. The gardens are planted with a wide range of mature shrubs, trees and flowers with vegetable beds. Pedestrian steps to the side leads to a useful detached Studio/Hobbies Room and continues to a low maintenance garden area at the rear of the dwelling laid to patio providing an ideal spot to enjoy the evening sun and with a useful timber shed.

Studio/Hobbies Room - 9' x 9' (2.74m x 2.74m)

Fitted stainless steel sink drainer unit with mixer tap. Power and light connected with skylight and feature LED lighting.

Garage - 18'2" x 10'11" (5.54m x 3.33m)

Electric roller vehicle entrance door. Power and light connected. Wall mounted gas boiler.

Services - Mains gas, water, drainage and electric.

EPC - Rating TBC.

Council Tax - Band E

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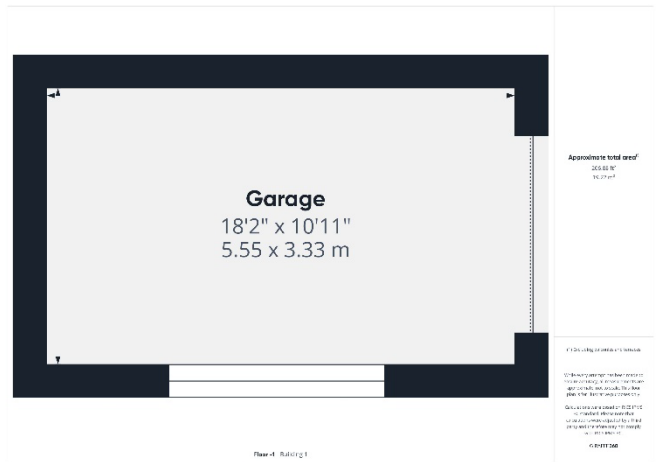
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Directions

From Bude town centre proceed out of the town towards Poughill and just before reaching the hill take the right hand turning into Cedar Grove whereupon number 2 will be found on your left hand side after a short distance.

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.

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

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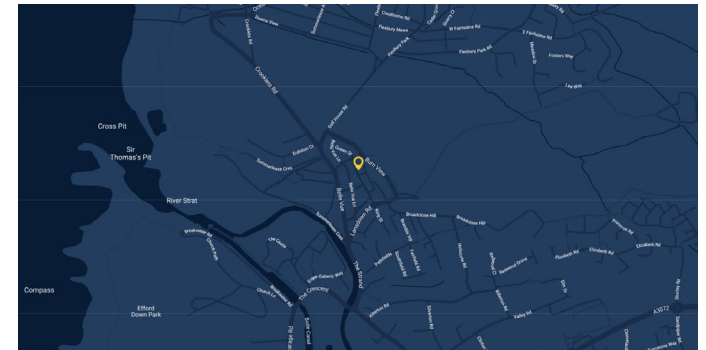
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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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