

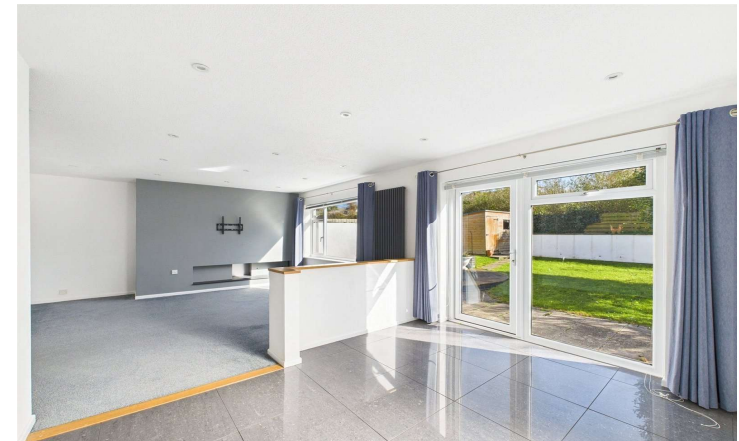
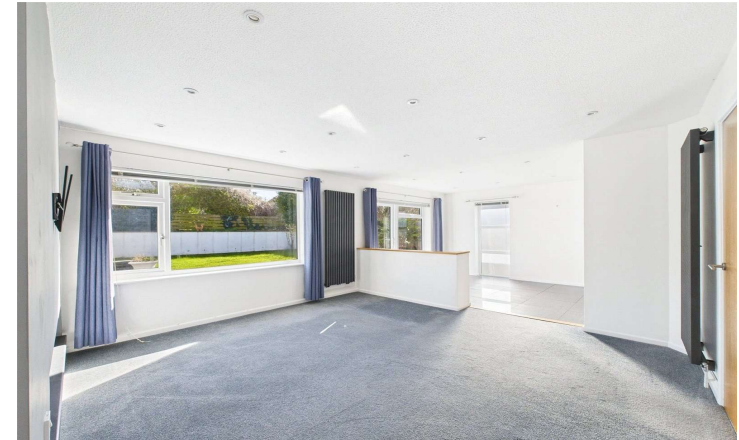


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

35 Cherrill Gardens  
Bude  
Cornwall  
EX23 8SL

**Asking Price: £400,000 Freehold**



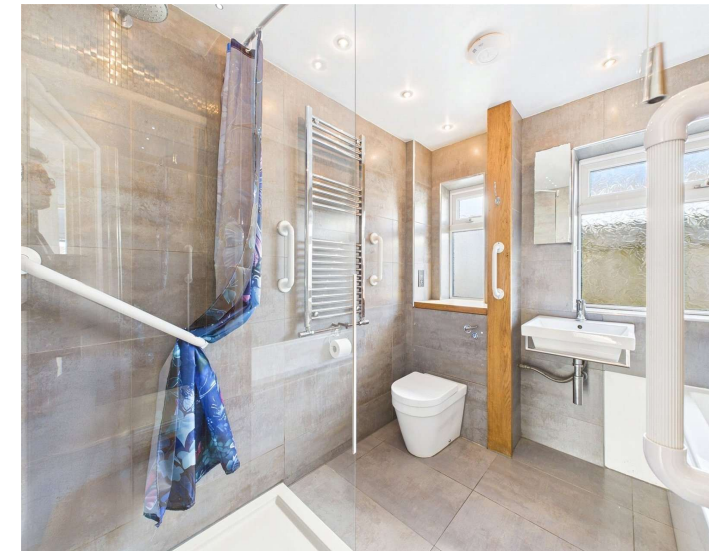
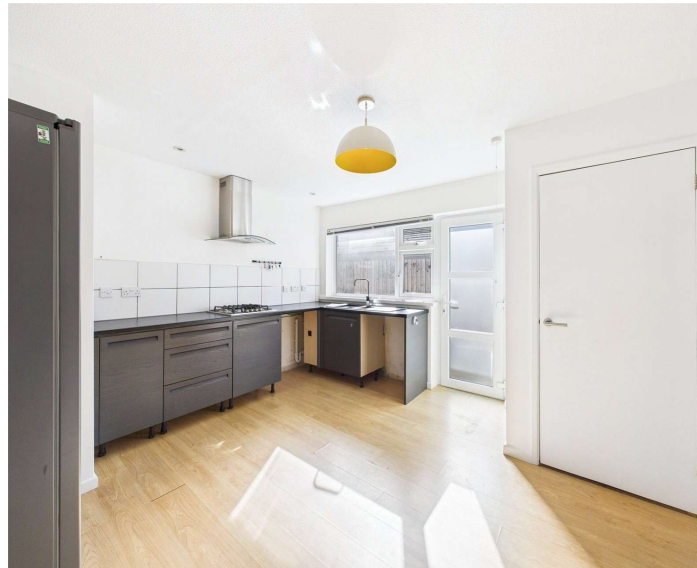
Changing Lifestyles

01288 355 066  
bude@boproperty.com

35 Cherrill Gardens, Bude, Cornwall, EX23 8SL



- 2 DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- DETACHED
- GARAGE
- ENCLOSED GARDENS
- OFF ROAD PARKING
- SOUGHT AFTER CUL DE SAC LOCATION
- AVAILABLE WITH NO ONWARD CHAIN
- VIRTUAL TOUR AVAILABLE
- EPC: C
- COUNCIL TAX BAND: B



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# Changing Lifestyles

**Available with no onward chain and located in this sought after residential area, a spacious and well presented 2 bedroom detached bungalow, offering comfortable living space and benefiting from gas fired central heating complemented by double glazed windows. Entrance driveway providing off road parking, garage and enclosed rear garden. Virtual tour available upon request. EPC Rating C. Council Tax B.**

**Cherrill Gardens enjoys a most desirable cul de sac position within a sought after residential area lying towards the outskirts of this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. 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.**

## Entrance Hall

### Lounge/Diner - 22'8" x 14'3" (6.9m x 4.34m)

A light and airy room with windows to side and rear elevation overlooking the garden, tiled flooring in dining area, ample space for dining table and chairs with fully double glazed patio door leading to outside.

### Kitchen - 12'6" x 12'2" (3.8m x 3.7m)

An impressive modern kitchen with a useful range of fitted cupboard unit and work surfaces over incorporating a 1 1/2 bowl single drainer sink unit and 4 ring gas hob with extractor hood over. Built in oven, microwave, integrated dishwasher and washer/dryer. Space for large fridge/freezer, useful built in pantry cupboard and door leading to side passage.

### Bedroom 1 - 13'3" x 11'3" (4.04m x 3.43m)

Window to front elevation and fitted wardrobes.

### Bedroom 2 - 11'2" x 8'3" (3.4m x 2.51m)

Window to front elevation.

**Family Bathroom** - Enclosed panel bath, close coupled W.C, wash hand basin and large walk in shower cubicle. Built in cupboard housing wall mounted Worcester gas combi boiler. Frosted window to side elevation.

**Outside** - Entrance driveway/vehicle parking area with gated pedestrian access leading to enclosed rear gardens being principally laid to lawn with flower/shrub borders, paved patio adjoining the dwelling and circular decked seating area. Timber garden shed.

### Garage - 16'5" x 7'9" (5m x 2.36m)

Up and over vehicle entrance door, power and light connected. Pedestrian door to rear.

**Services** - Mains electricity, water, drainage and gas.

**EPC** - Rating C

**Council Tax** - Band B

#### Mobile Coverage

|          |   |
|----------|---|
| EE       | ● |
| Vodafone | ● |
| Three    | ● |
| O2       | ● |

#### Broadband

|           |         |
|-----------|---------|
| Basic     | 13 Mbps |
| Superfast | 76 Mbps |

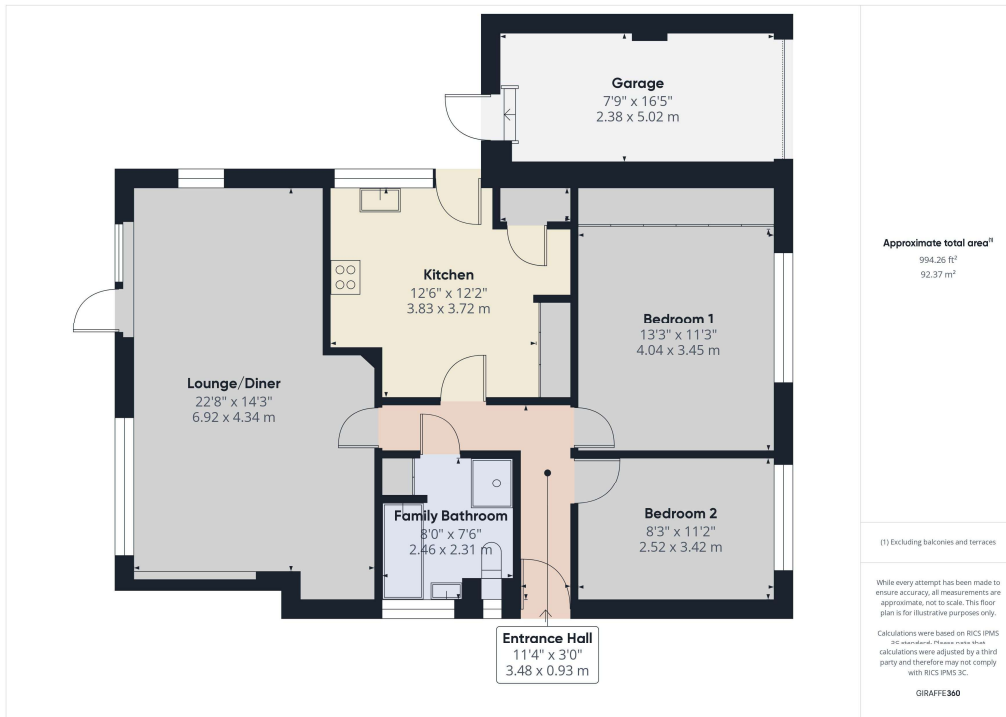
#### Satellite / Fibre TV Availability

|        |   |
|--------|---|
| BT     | ✓ |
| Sky    | ✓ |
| Virgin | ✗ |



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## 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 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.

### Directions

From Bude town centre proceed out of the town towards Poughill along Golf House Road passing Flexbury Church on the right hand side and continue around the sharp right hand bend and take the next left hand turning into Trevella Road. Proceed up the hill taking the first left hand turning into Petherick Road followed by the next left hand turning into Cherrill Gardens. Proceed into the cul de sac following it round to the right whereupon number 35 will be found on your left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

