



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

18 East Fairholme Road  
Bude  
Cornwall  
EX23 8HU

**Asking Price: £400,000**  
**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@bopproperty.com**



18 East Fairholme Road, Bude, Cornwall, EX23 8HU



- DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- SOUTH FACING GARDENS
- CONSERVATORY
- OFF ROAD PARKING
- WALKING DISTANCE OF TOWN AND BEACHES
- VIRTUAL TOUR AVAILABLE UPON REQUEST



**A well presented 3 bedroom, 3 reception room detached bungalow enjoying a most pleasant location in this sought after residential area offering comfortable living space throughout with a large south facing conservatory, level gardens and off road parking. EPC rating D. Council tax band D.**



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## Changing Lifestyles

**East Fairholme Road is situated close to the Golf Course and is within easy reach of the town centre with its extensive range of shopping, schooling, banking and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many nearby cliff top coastal walks etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway.**

**Entrance Hall** - 4'5" x 6'1" (1.35m x 1.85m)  
Door to Living Room. Door to:

**Cloakroom** - 4'5" x 2'9" (1.35m x 0.84m)  
Wall hung wash hand basin, low flush WC. Frosted window to front elevation.

**Living Room** - 16'7" x 12'8" (5.05m x 3.86m)  
Reception area with fitted modern log burner and a fitted gas fire. Window to front elevation.

**Kitchen** - 14'6" x 6'1" (4.42m x 1.85m)  
Fitted range of white fronted kitchen units with work surfaces incorporating 1 1/2 stainless steel sink drainer unit with mixer tap, space for cooker with extractor hood over, space and plumbing for dishwasher, space for under counter fridge. Door to Bedroom 3. Window to rear elevation and Door to side elevation.

**Dining Room** - 10' x 9'8" (3.05m x 2.95m)  
Ample space for dining table and chairs. Sliding door to:

**Conservatory** - 21'2" x 8'1" (6.45m x 2.46m)  
Windows to rear elevation overlooking the enclosed gardens. Door to outside. Door to:

**Utility Room** - 5'4" x 10'7" (1.63m x 3.23m)  
Space and plumbing for washing machine and space for tumble dryer.

**Inner Hallway** - 2'10" x 9'1" (0.86m x 2.77m)  
Airing cupboard housing gas fired boiler.

**Bedroom 1** - 9'9" x 13'4" (2.97m x 4.06m)  
Double bedroom with window to rear elevation. Enclosed shower cubicle with shower over.

**Bedroom 2** - 10'6" x 9'4" (3.2m x 2.84m)  
Double bedroom with built-in wardrobes along one wall.

**Bathroom** - 6'6" x 4'4" (1.98m x 1.32m)  
Corner panel bath with mixer taps and hand shower attachment, pedestal wash hand basin and low flush WC. Frosted window to side elevation.

**Bedroom 3** - 7' x 16' (2.13m x 4.88m)  
Double bedroom with window to front elevation.

**Outside** - Front entrance driveway, level front gardens with an area of lawn and flower/shrub beds. Enclosed rear garden laid to lawn with well stocked flower/shrub beds. Useful timber Garden Sheds.

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

**EPC** - Rating D

**Council Tax** - Band D

### Mobile Coverage

EE  
Vodafone  
Three  
O2



### Broadband

Basic  
Superfast

12 Mbps  
67 Mbps

### Satellite / Fibre TV Availability

BT  
Sky  
Virgin



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## Directions

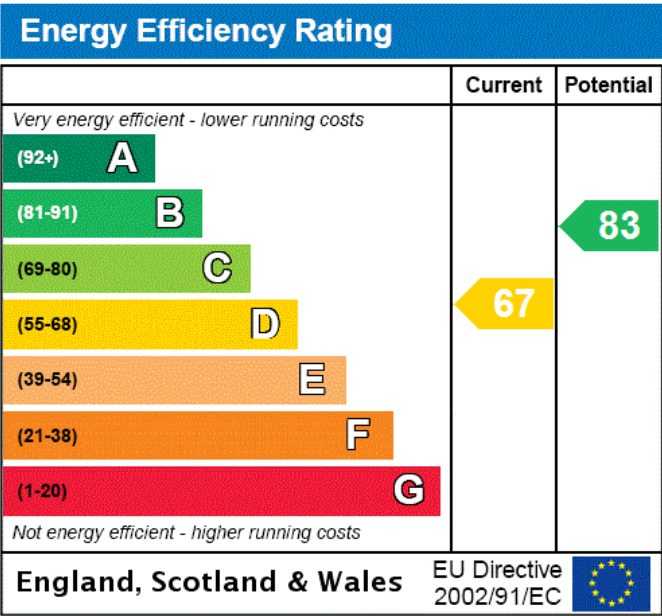
From Bude town centre, proceed out of the town along Golf House Road towards Poughill, and turn right at Flexbury Church keeping the golf course on the right hand side. Take the second right hand turning into East Fairholme Road whereupon number 18 will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

## 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.



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