



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

41 Petherick Road  
Bude  
Cornwall  
EX23 8SQ

**Asking Price: £460,000 Freehold**



Changing Lifestyles

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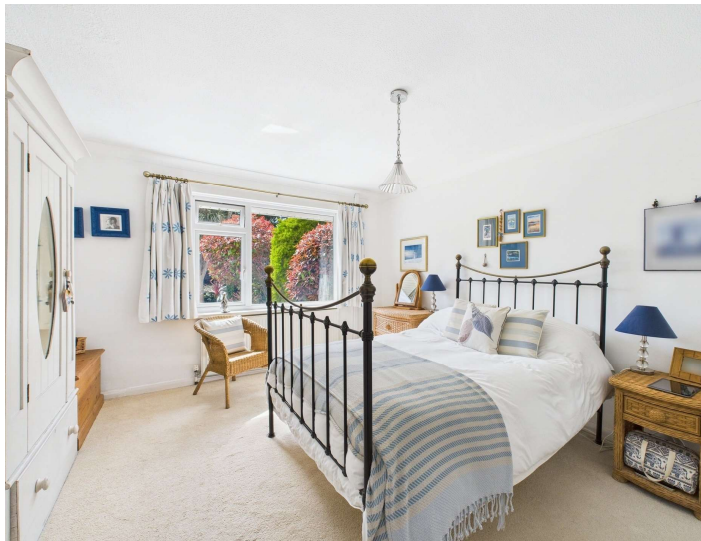


41 Petherick Road, Bude, Cornwall, EX23 8SQ

- COASTAL LOCATION
- WELL PRESENTED DETACHED BUNGALOW
- 2 BEDROOMS
- KITCHEN DINING ROOM
- WALKING DISTANCE TO THE BEACH
- COASTAL VIEWS
- FRONT AND REAR GARDENS
- AMPLE OFF ROAD PARKING
- SHORT DISTANCE TO THE TOWN CENTRE
- EPC: D
- COUNCIL TAX BAND: C



Situated in this highly desirable location being a short walk to the town centre and beaches we are proud to present this 2 bedroom detached bungalow to the open market. The property offers well presented accommodation throughout, with enclosed landscaped rear garden, an entrance driveway providing off road parking and garage.



The property enjoys a most desirable position in a sought after residential area within 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.



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## Changing Lifestyles

**Entrance Hall** - 5'9" x 4'3" (1.79m x 1.31m)

Door to Cloakroom.

**Lounge** - 16'11" x 12'7" (4.91m x 3.87m)

Feature fireplace housing log burner with slate hearth and window to front elevation. Door to Inner Hall. Double doors to:

**Kitchen/Dining Room** - 16'10" x 13'8" (4.87m x 4.2m)

A superb light and airy reception room with a range of base and wall mounted units with work surfaces over incorporating 'Franke' stainless steel 1 1/2 sink drainer unit with mixer taps, recess for gas range style oven with extractor hood over. Space and plumbing for washing machine and tall fridge freezer. Wall mounted gas combination boiler. Ample space for dining table and chairs. Double glazed French doors to rear enclosed garden.

**Hallway** - 8'6" x 2'10" (2.62m x 0.64m)

Built in airing cupboard.

**Bedroom 1** - 13'7" x 12' (4.17m x 3.65m)

Double bedroom with built in wardrobe and window to rear elevation.

**Bedroom 2** - 10'11" x 9'4" (3.08m x 2.86m)

Double bedroom with built in wardrobes and window to front elevation.

**Bathroom** - 6'5" x 6'4" (1.96m x 1.93m)

Panel bath with Mira electric shower over, concealed cistern WC, pedestrian wash hand basin, heated towel rail and window to side elevation.

**Outside** - The property is approached via a brick paved entrance driveway providing off road parking and access to garage. Adjoining lawn garden bordered by mature hedges. Pedestrian side access to the rear enclosed garden laid principally to lawn with a patio area adjoining the rear of the residence. Flower beds with a variety of mature trees and shrubs bordered by panel fence and hedges providing a high degree of privacy. Useful timber shed.

**Garage** - 16' x 7'9" (4.87m x 2.4m)

Up and over vehicle entrance door with power and light connected and window to side elevation.

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

**EPC Rating** - D.

**Council Tax** - Band C.



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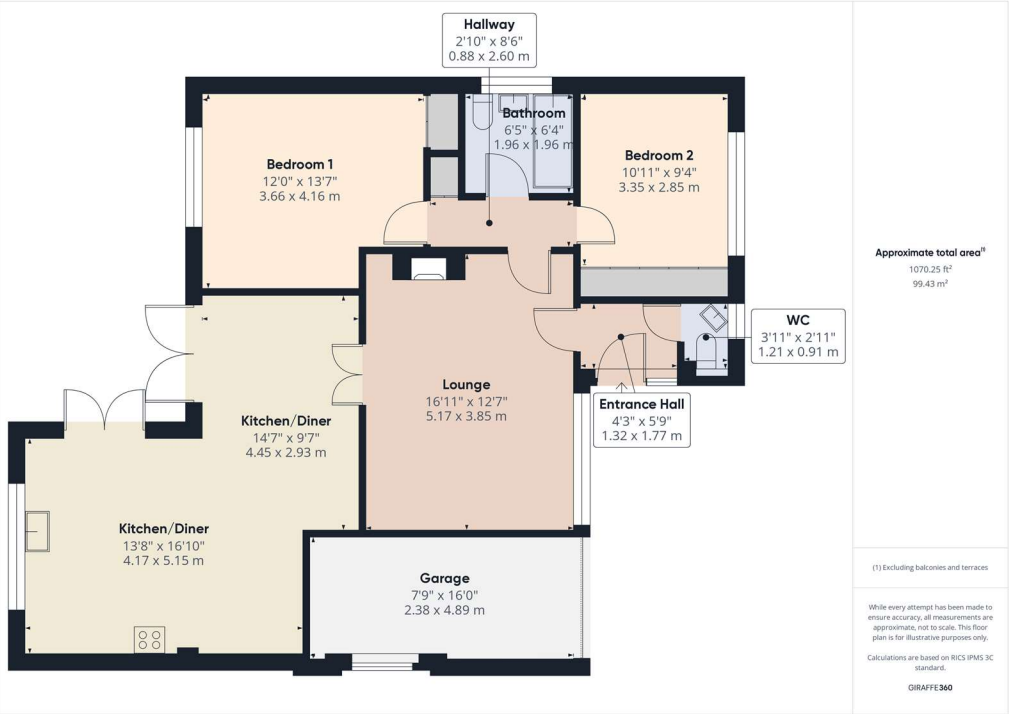


## Have a property to sell or let?

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.

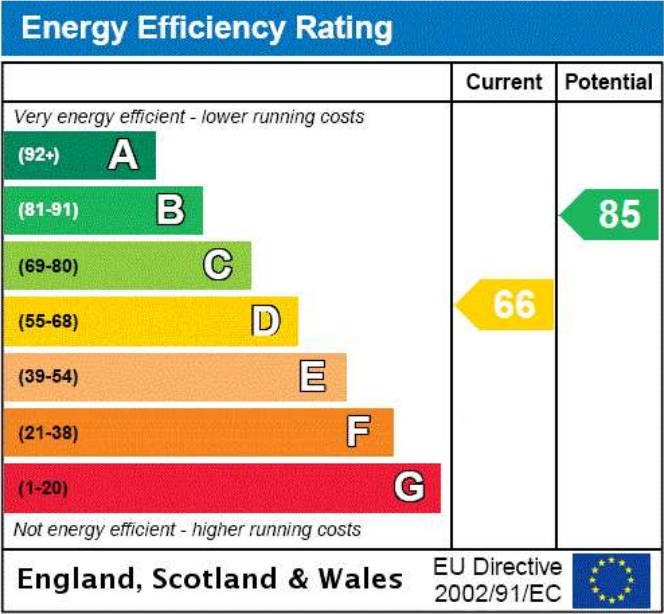
We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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 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 whereupon the property will be found within a short distance on the left hand side.



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