



Bond
Oxborough
Phillips

Changing Lifestyles

Surf House
Madeira Drive
Widemouth Bay
Bude
EX23 0AJ

Asking Price: £525,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Surf House, Madeira Drive, Widemouth Bay, Bude, EX23 0AJ



- 3 BEDROOM
- DETACHED BUNGALOW
- PRIME COASTAL LOCATION
- GENEROUS REAR GARDEN.
- APPROXIMATELY 0.25 ACRES
- AMPLE OFF ROAD PARKING
- DEVELOPEMENT POTENTIAL
- NO ONWARD CHAIN



A fantastic opportunity to acquire this 3 bedroom detached bungalow situated approximately 160 meters to the desirable Widemouth Bay beach. The residence occupies a substantial plot of approximately 0.25 acres and offers great development potential subject to gaining the necessary consents. Surf House would be perfect as a main residence whilst equally appealing as a second home/investment property. Available with no onward chain. EPC Rating D. Council Tax Band C.



Changing Lifestyles

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

Surf house enjoys a fantastic location being only a couple minutes' walk to the popular sandy bathing beaches. Situated within Widemouth Bay, the village offers an attractive range of local bars, cafes and restaurants. The rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with its many breathtaking cliff top coastal walks. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre. The bustling Market town of Holsworthy lies some 10 miles inland whilst the Port and Market town of Bideford is some 30 miles in a north-easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch - 2'11" x 6'8" (0.9m x 2.03m)

Entrance Hall - 4' x 4'6" (1.22m x 1.37m)

Kitchen/Living/Dining Area - 22'10" (6.96) (MAX) x 19'4" (5.9) (MAX)

A light and airy room with fitted base and wall mounted units with work surface over incorporating stainless steel sink/drainage unit with tap over. Integrated 'Zanussi' 4 ring induction hob with extractor over and 'Hoover' electric over below. Space and plumbing for dishwasher. Space for fridge/freezer. Ample space for dining table and chairs and living suite. Sliding doors leading to the balcony overlooking the rear garden. Window to side elevation.

Hallway - Airing cupboard housing the pressurised hot water system. Doors leading to:

Bedroom 1 - 10'3" x 9'8" (3.12m x 2.95m)

Double bedroom with windows to front and side elevation. Built in wardrobes.

Bedroom 2 - 10'3" x 12'8" (3.12m x 3.86m)

Double bedroom with French doors leading to the front elevation. Built in wardrobe.

Bedroom 3 - 10'3" x 8'5" (3.12m x 2.57m)

Built in wardrobes. Internal window to side elevation.

Bathroom - 8'9" x 5'3" (2.67m x 1.6m)

Comprising of an enclosed panel bath with mains fed shower over, vanity unit with inset hand wash basin and low level WC. Frosted window to side elevation.

Garden Room - 9'5" x 23'3" (2.87m x 7.09m)

Space and plumbing for washing machine. Pedestrian door to side elevation and sliding doors to rear leading to the generous rear garden.

Garage - 9'10" x 20' (3m x 6.1m)

Up and over electric vehicle entrance door. Window to side elevation.

Outside - Approaching the property is a gravelled driveway providing ample space for off road parking and access to the garage. The front garden mainly laid to lawn boarded by mature hedging. To the rear of the residence is a generous garden, principally laid to lawn with a variety of mature shrubs and trees.

Services - Mains electric, water and drainage.

EPC - Rating D.

Council Tax - Band C.

Agents Note - Planning permission was granted under application PA21/01042 via Cornwall Council for a proposed extension and remodel to create the property into a substantial 4 bedroom, 2 en-suite house. However this has recently lapsed.





Directions

From Bude town centre proceed along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, take the left hand turning into Madeira Drive, proceed for a short distance and Surf House we be found on the left hand side.

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.

