



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

13 William Edwards Close  
Bude  
EX23 8JE

**Asking Price: £650,000**  
**Freehold**



**Changing Lifestyles**

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



13 William Edwards Close, Bude, EX23 8JE



- 4 BEDROOMS
- DETACHED RESIDENCE
- IMMACULATELY PRESENTED THROUGHOUT
- PLEASANT CUL-DE-SAC LOCATION
- WELL MAINTAINED LEVEL GARDENS
- DRIVEWAY
- GARAGE
- BALCONY
- PV SOLAR PANELS
- EPC: C
- COUNCIL TAX BAND: E



Enjoying a most pleasant location in a much sought after residential area, an exciting opportunity to acquire an immaculately presented 4 bedroom family home offering comfortable living space throughout. The property would be well suited as a family home and offers generous well maintained gardens, driveway, double garage. balcony, all situated within walking distance of the town centre and popular local beaches.



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William Edwards Close enjoys a pleasant location situated in one of Bude's most desirable residential areas lying a short distance away from the local bathing beach of Crooklets and within walking distance of the town centre which supports a comprehensive range of shopping, schooling 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 water sports and leisure activities together with many breath taking cliff top coastal walks, etc. 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 convenient access to the A39 North Devon link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.





# Property Description

## Front Entrance Porch

**Entrance Hall** - Staircase leading to first floor.

**Lounge/Dining Room** - 26'7" x 11'5" (8.1m x 3.48m)

A light and airy room with window to rear elevation overlooking gardens. Island unit with breakfast bar. Double opening glazed doors to Conservatory.

**Kitchen** - 14'2" x 10'3" (4.32m x 3.12m)

Dual aspect windows with a superbly fitted kitchen comprising a range of base and wall mounted cupboards with work surfaces over incorporating inset stainless steel twin sink unit, built-in 'AEG' double oven with 5 ring 'AEG' induction hob and extractor over, integrated 'Hotpoint' dishwasher, wine cooler, tall fridge and freezer. Side entrance door.

**Conservatory** - 10'10" x 10'6" (3.3m x 3.2m)

Fully glazed and overlooking gardens. Rear entrance door.

**Utility Room** - 10'5" x 5'6" (3.18m x 1.68m)

Base and wall mounted units with work surfaces over incorporating composite sink drainer unit, space and plumbing for washing machine, space for tumble dryer. Window and door to side elevation. Door to:

**Shower Room** - 7'6" x 6' (2.29m x 1.83m)

Walk in shower with electric shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail. Windows to side and rear elevation.

## First Floor Landing

**Bedroom 1** - 11'5" x 9'1" (3.48m x 2.77m)

A dual aspect room with door to large balcony enjoying distant sea views.

**Bedroom 2** - 12'3" x 9'4" (3.73m x 2.84m)

Double bedroom with dual aspect windows.

**Bedroom 3** - 12' x 8'6" (3.66m x 2.6m)

Double bedroom with dual aspect windows.

**Bedroom 4** - 8'1" x 7'7" (2.46m x 2.3m)

Window to rear elevation.

**Bathroom** - 7'10" x 6'10" (2.4m x 2.08m)

Enclosed panel bath with 'Drench' shower over, floating vanity unit with inset wash hand basin, low flush WC, and heated towel rail. Built in over stair cupboard providing useful storage and access to wall mounted gas boiler.

**Outside** - Entrance driveway providing off road parking and access to garage. Level front garden with flower/shrub beds. Pedestrian access to either side of the property leads to the generous enclosed rear gardens being principally laid to lawn with a raised composite decking area adjoining the property providing an ideal spot for al fresco dining. Useful timber framed shed and summerhouse.

**Garage** - 16'11" x 16'6" (5.16m x 5.03m)

Up and over vehicle entrance door. Power and light connected.

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

**Agents Note** - The vendors have advised the solar panels generate approximately £250 every quarter.

**EPC Rating** - C

**Council Tax** - Band E



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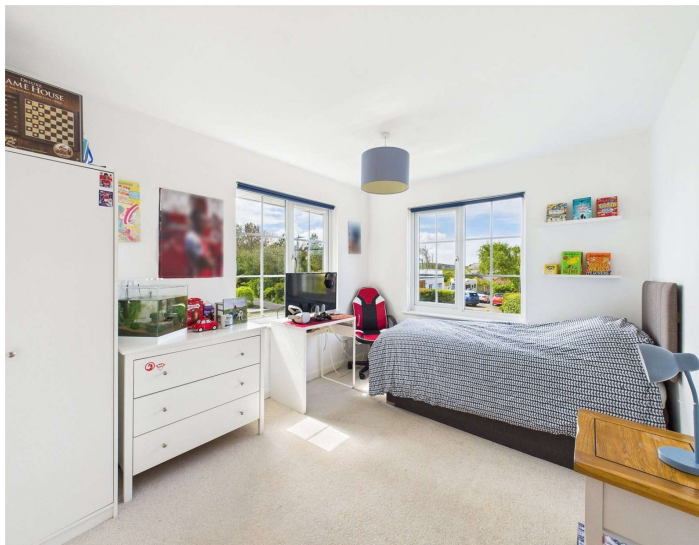


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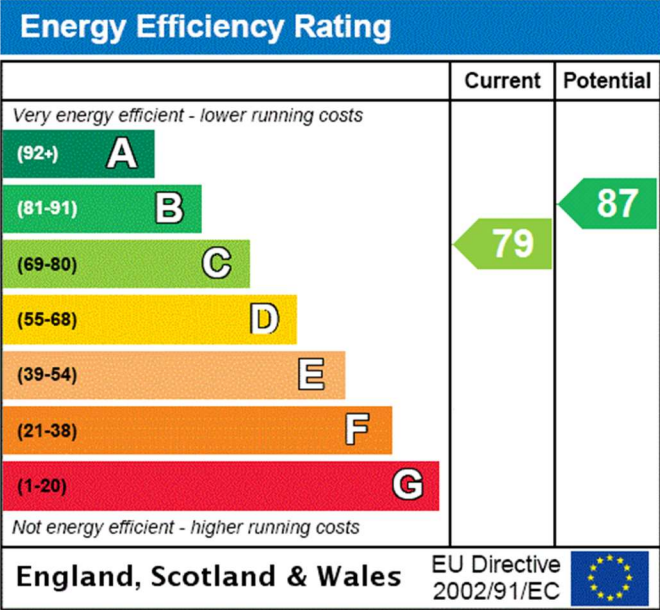
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**Directions**

From Bude town centre proceed out of the town along Golf House Hill towards Flexbury, upon reaching Flexbury Church turn right into Flexbury Park Road and take the next right hand turning into William Edward Close. The property will be found within a short distance on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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.

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

34 Queen Street  
Bude  
Cornwall  
EX23 8BB  
Tel: 01288 355 066  
Email: [bude@boproperty.com](mailto:bude@boproperty.com)

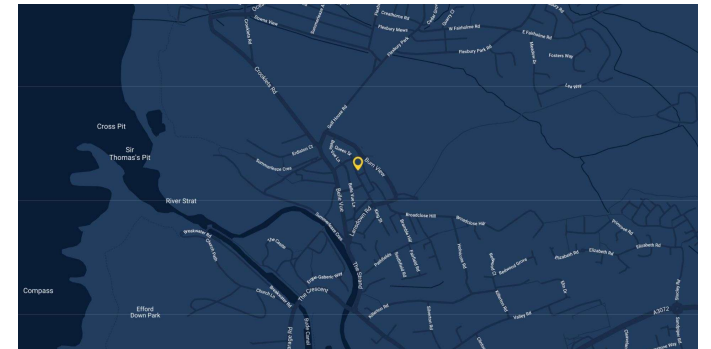
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