



Bond
Oxborough
Phillips

Changing Lifestyles

16 Berries Mount
Bude
Cornwall
EX23 8AP

Guide Price: £365,000 Freehold



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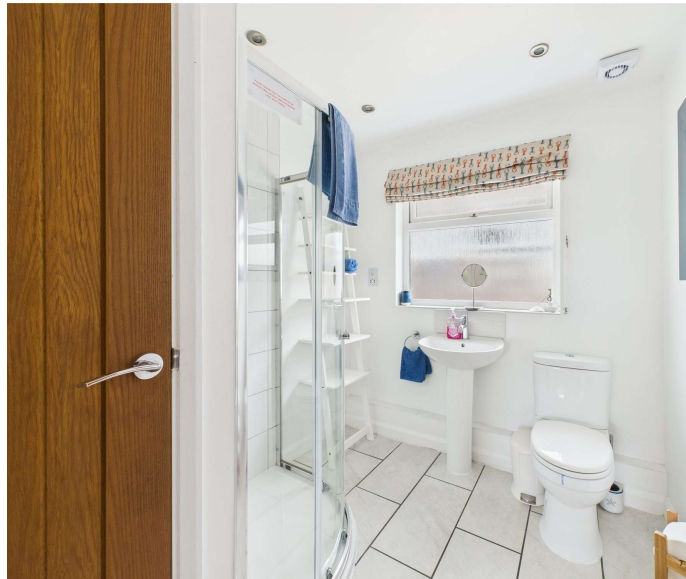
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16 Berries Mount, Bude, Cornwall, EX23 8AP

- 2 BEDROOM DETACHED BUNGALOW
- MODERN DECOR THROUGHOUT
- OFF ROAD PARKING
- ENCLOSED GARDEN
- WALKING DISTANCE OF TOWN
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- EPC RATING – D
- COUNCIL TAX BAND -TBC



The property enjoys a pleasant location within easy reach of the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide a whole host of watersports and leisure activities together with many breathtaking 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 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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An exciting opportunity to acquire this 2 bedroom detached bungalow with a private garden and off road parking, occupying a most convenient location within walking distance to the town and local beaches. The property benefits from UPVC double glazed windows and gas central heating. Viewings are highly recommended. EPC Rating -D. Council Tax Band - TBC.

Entrance Hall - 13'5" x 5' (4.1m x 1.52m)

Upvc entrance door. Doors to lounge, bedrooms and shower room. Loft hatch.

Lounge - 12' x 11'3" (3.66m x 3.43m)

This light and airy room benefits from a large window to the front elevation, feature fireplace with slate hearth housing an electric fire. Opening onto;

Kitchen/Diner - 11'3" x 11'2" (3.43m x 3.4m)

Comprising a range of modern base units with square edge laminate worktops over incorporating a stainless steel sink/drain unit with mixer tap and 4 ring electric hob with extractor over. Integrated oven, slimline dishwasher and space for washing machine and fridge/freezer. Ample space for a family dining table and chairs. Window to the rear elevation and patio doors to the side elevation leading into the garden.

Bedroom 1 - 11'3" x 10'10" (3.43m x 3.3m)

A generous double bedroom with large window to the front elevation and built in wardrobes.

Bedroom 2 - 11'5" x 9'6" (3.48m x 2.9m)

Windows to the rear elevation and built in wardrobes.

Shower Room - 7'10" x 6'9" (2.4m x 2.06m)

Comprising an enclosed shower cubicle with mains fed shower over, low level WC and pedestal hand wash basin. Chrome heated towel rail. Frosted window to the rear elevation. Storage cupboard housing gas fired combination boiler. Tiled throughout.

Rear Porch - 6' x 3'7" (1.83m x 1.1m)

Upvc door to the rear of the property. Tiled floor. Storage cupboard housing electric fuse board.

Garage - 15'5" x 11'11" (4.7m x 3.63m)

Up and over garage door and further pedestrian door to the front elevation. Light and power connected.

Outside - The front of the property is approached via a private stairwell which leads onto the garden and provides access to the rear driveway. The wrap around garden is mainly laid to lawn to the front of the property and also benefits from mature shrubs, to the right side of the property is a large gravelled area providing ample space for garden furniture and potted plants. To the left side of the property is a further raised area laid to gravel with access to the kitchen/diner making it the perfect spot for al fresco dining. To the rear of the property is a private driveway providing access to the garage and off road parking for multiple vehicles.

Services - Mains water, electric, gas and drainage.

EPC Rating - D

Council Tax Band - TBC

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Mobile Coverage

EE
Vodafone
Three
O2



Broadband

Basic
Superfast
Ultrafast

14 Mbps
67 Mbps
1000 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin



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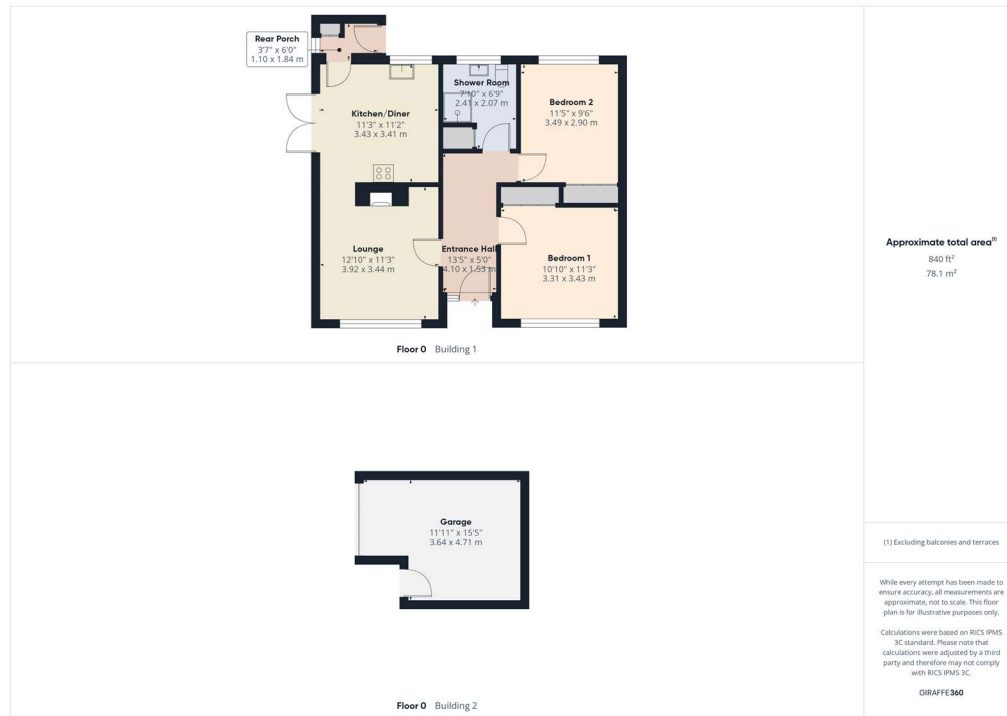
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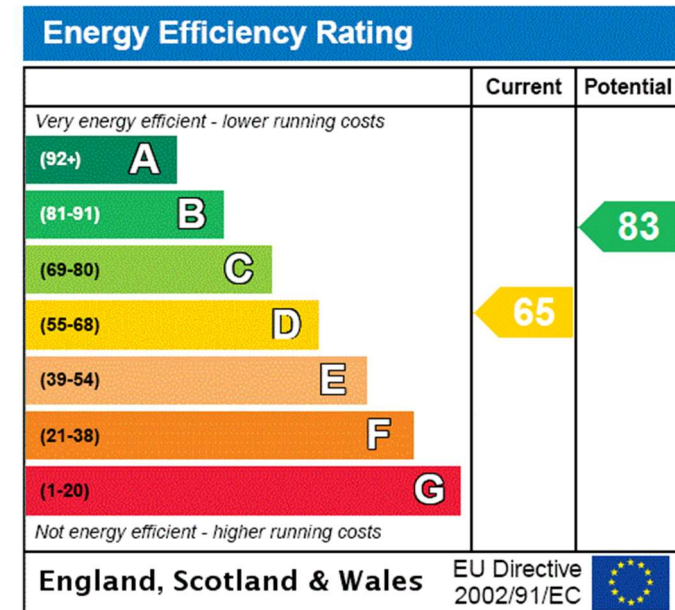
Have a property to sell or let?

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.



Directions

From Bude town centre proceed out of the town along the Strand and turn left at the mini roundabout towards Stratton. Continue past the Shell garage on the left-hand side and follow round the left hand bend and proceed up the hill whereupon Berries Mount will be found within a short distance on the right hand side. Once on Berries Mount continue to the end of the lane whereupon number 16 can be found with a Bond Oxborough Philips '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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