



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Bittern Close  
Bude  
Cornwall  
EX23 8FY

**Asking Price: £450,000**

**Freehold**



**Changing Lifestyles**

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

3 Bittern Close, Bude, Cornwall, EX23 8FY



- 4 BEDROOMS (1 ENSUITE)
- DETACHED PROPERTY
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- DETACHED DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDENS
- SOUGHT AFTER LOCATION
- REMAINDER OF A 10 YEAR NHBC



An opportunity to acquire this superbly presented 4 bedroom, 1 en suite, detached family home in this most sought after and convenient development being a short walk from the local schools, amenities and beaches. The property offers generous accommodation throughout with the benefit of gas fired central heating complemented by double glazed windows. Generous enclosed rear garden, off road parking for two cars and double garage. The residence benefits from the remainder of a 10 year NHBC guarantee. EPC Rating B. Council Tax Band E.



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3 Bittern Close occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for it's nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.



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## Changing Lifestyles

**Entrance Hall** - Stairs leading to first floor landing. Built in under stair cupboard.

**Living Room** - 14'9" x 9'10" (4.5m x 3m)  
Dual aspect reception room with window to front and side elevation.

**Kitchen/ Dining Room** - 11'5" x 23'5" (3.48m x 7.14m)  
A fitted range of base and wall mounted units with work surfaces over incorporating 1 1/2 stainless steel sink/drainers with mixer tap, integrated eye level 'Hotpoint' double oven, 5 ring gas hob with extractor hood over. Built in fridge/freezer. Space and plumbing for washing machine. Wall mounted gas boiler. Breakfast bar. Ample space for dining table and chairs. Bi-fold doors opening out onto the enclosed rear gardens.

**WC** - 4'8" x 5' (1.42m x 1.52m)  
Comprising of a low level WC, pedestal hand wash basin. Frosted window to side elevation.

**Study** - 7'6" x 5'11" (2.29m x 1.8m)  
Window to front elevation.

**First floor Landing** - Loft access.

**Bedroom 1** - 9'2" x 9'10" (2.8m x 3m)  
Double bedroom with built in wardrobe. Window to front elevation. Door to:

**En-suite Shower Room** - 6'11" x 6'2" (2.1m x 1.88m)  
Comprising an enclosed walk-in shower with mains fed drench shower over, pedestal hand wash basin and low level WC. Chrome heated towel rail. Frosted window to side elevation.

**Bedroom 2** - 9'3" x 9'9" (2.82m x 2.97m)  
Double bedroom with window to front elevation.

**Bedroom 3** - 7'9" x 11'8" (2.36m x 3.56m)  
Window to rear elevation.

**Bedroom 4** - 7'8" x 11'4" (2.34m x 3.45m)  
Window to rear elevation.

**Bathroom** - 7' x 6'5" (2.13m x 1.96m)  
Comprising of an enclosed panel bath with mains fed shower over, low level WC and pedestal hand wash basin. Chrome heated towel rail. Frosted window to side elevation.

**Double Garage** - 18'2" x 17'8" (5.54m x 5.38m)  
Up and over twin garage doors. Power and light connected. Pedestrian door leading to the rear garden.

**Outside** - At the front of the property the front garden is mainly laid to lawn. To the side of the property is access to the double garage with off road parking space in front and pedestrian gate leading to the rear garden. The rear garden is principally laid to lawn with paved patio which adjoins the rear of the residence perfect for alfresco dining.

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

### Mobile Coverage

EE ●  
Vodafone ●  
Three ●  
O2 ●

### Broadband

Basic 9 Mbps  
Superfast 40 Mbps  
Ultrafast 1800 Mbps

### Satellite / Fibre TV Availability

BT ✓  
Sky ✓  
Virgin ✗

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**Agents Note** - It is understood from the vendors that the property comes with the remainder of a 10 year NHBC granted in 2022.

It is understood that when the site is finished owners will pay a service charge for the upkeep of the communal areas. Charge to be confirmed.

**EPC** - Rating B.

**Council Tax** - Band E.



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | 94        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

## Directions

From Bude town centre proceed out of the town towards Stratton. Turn right at the Morrisons roundabout and proceed into the new Shorelands development. Proceed along Sandpiper Road on to Wigeon Road and continue along Wigeon Road taking the last right hand turning onto Curlew Road and then take the immediate left onto Bittern Close where 3 Bittern Close will be found after a short after distance on the left hand side.

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

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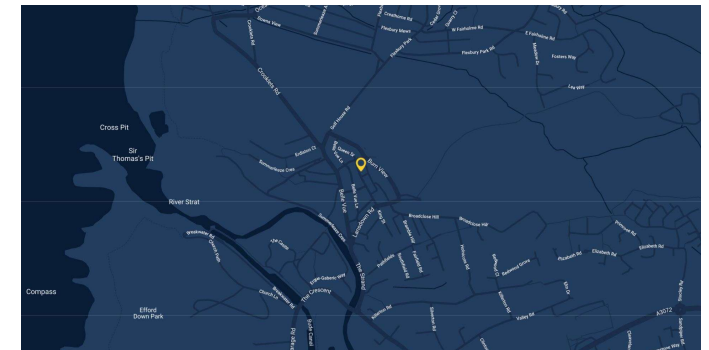
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If you are considering selling or letting your home,  
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speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.



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