



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 East Fairholme Road  
Bude  
Cornwall  
EX23 8HU

**Asking Price: £359,950 Freehold**



**Changing Lifestyles**

**01288 355 066  
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10 East Fairholme Road, Bude, Cornwall, EX23 8HU



- 3 BEDROOMS
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO THE BEACH AND AMENITIES
- REQUIRING MODERNISATION
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- GARAGE
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band: D



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## Overview

Situated within a highly desirable area within the popular coastal resort of Bude is this 3 bedroom detached bungalow. The residence would benefit from modernisation throughout, but offers great potential with south facing rear gardens, an entrance driveway and garage. The property is offered for sale with no onward chain.

## Location

East Fairholme Road is situated close to the Golf Course and is within easy reach of the town centre with its extensive range of shopping, schooling, banking 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 watersports and leisure activities together with many nearby cliff top coastal walks etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway.

### Entrance Hall

### Living Room - 16'3" x 15'3" (4.95m x 4.65m)

A spacious, light and airy room with windows to front and rear elevations. Glazed door to rear. Serving hatch from kitchen.

### Kitchen - 12'1" x 8'11" (3.68m x 2.72m)

A fitted kitchen comprises a range of base and wall mounted units with work surfaces over, incorporating a stainless steel 11/2 sink unit. Space for cooker with extractor system over. Plumbing and recess for washing machine, space for under counter fridge/ freezer.

### Sun Room - 10'8" x 5'7" (3.25m x 1.7m)

A fully glazed room overlooking the rear gardens. Door to side elevation.

### Bedroom 1 - 10'9" x 10'4" (3.28m x 3.15m)

A generous size double bedroom with built in bedroom furniture. Window to rear elevation.

### Bedroom 2 - 11'2" x 8'10" (3.4m x 2.7m)

A double bedroom with window to front elevation.

### Bedroom 3 - 8' x 6'10" (2.44m x 2.08m)

Suitable as a single bedroom or a study/ office with window to side elevation.

### Bathroom - 7'7" x 5'6" (2.3m x 1.68m)

A fitted suite comprises an enclosed panelled bath with an electric power shower over. A vanity unit houses a concealed cistern WC and an inset wash hand basin. Window to side elevation.

**Outside** - A south facing rear garden designed for ease of maintenance, being principally laid to paving slabs with a variety of mature planting and flower beds. Timber garden shed. To the front of the property is a gated entrance driveway and an attractive walled front garden.

### Garage - 15'11" x 7'7" (4.85m x 2.3m)

Up and over vehicle entrance door, power and light connected. Integral door.

**Services** - Mains electricity, water and drainage. Gas fired central heating.

## Directions

From Bude town centre, proceed out of the town along Golf House Road towards Poughill, and turn right at Flexbury Church keeping the golf course on the right hand side. Take the second right hand turning into East Fairholme Road whereupon number 10 will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed

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## Floorplan

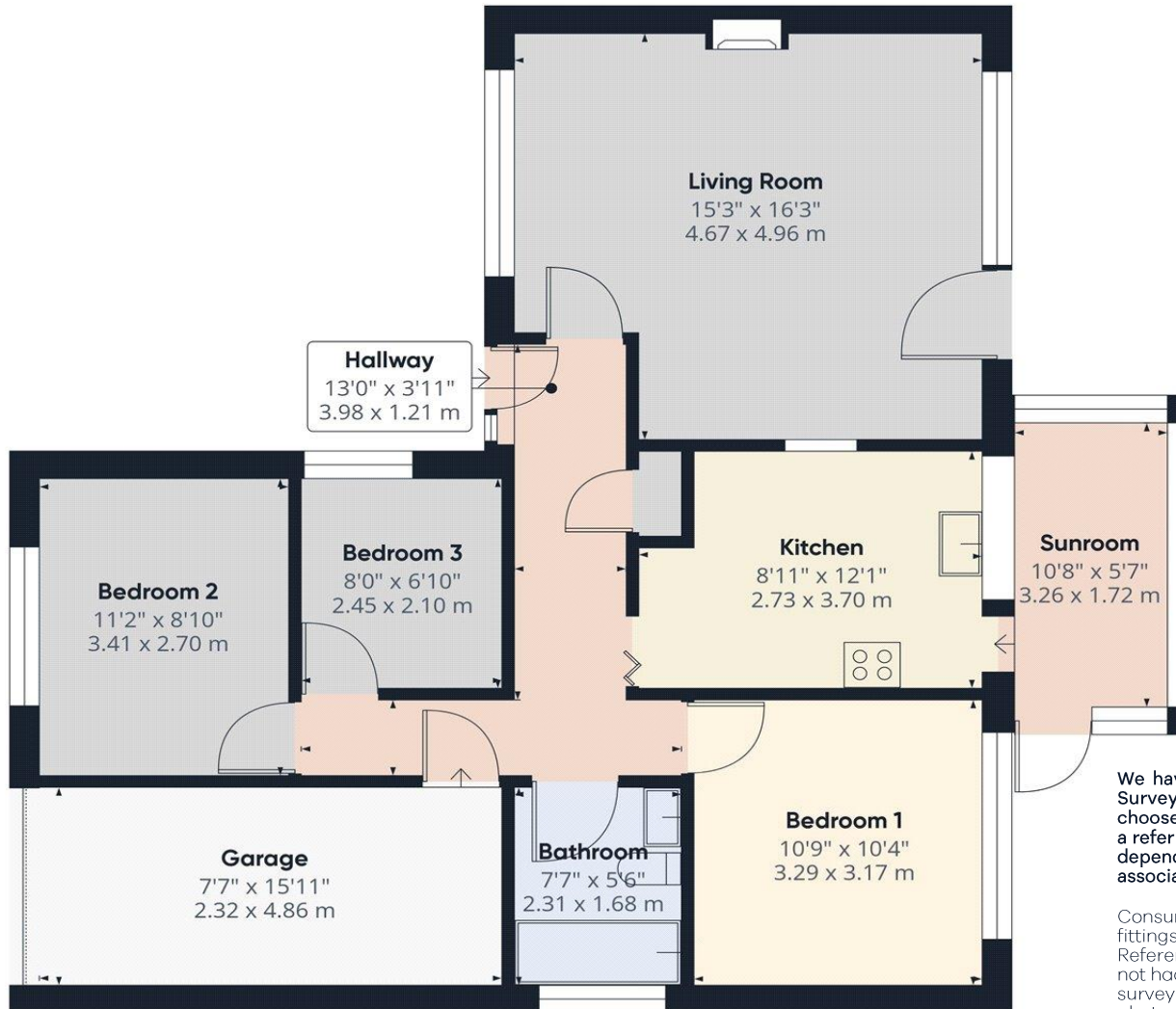


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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