



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Brook Drive  
Bude  
Cornwall  
EX23 8NY

**Asking Price: £360,000 Freehold**



Changing Lifestyles

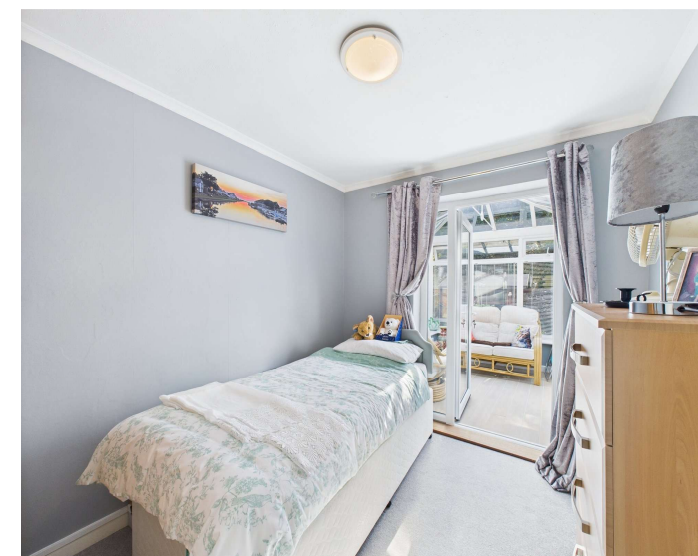
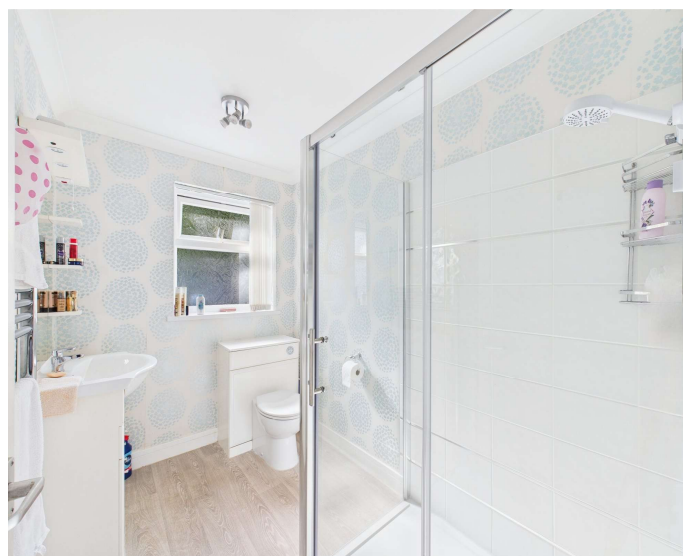
01288 355 066  
[bude@boproperty.com](mailto:bude@boproperty.com)



2 Brook Drive, Bude, Cornwall, EX23 8NY



- 2/3 BEDROOMS
- DETACHED BUNGALOW
- VERSATILE ACCOMMODATION
- FRONT AND REAR GARDENS
- TUCKED AWAY LOCATION
- WALKING DISTANCE OF BEACHES, GOLF COURSE AND TOWN CENTRE
- OFF ROAD PARKING
- GARAGE
- EPC: TBC
- COUNCIL TAX BAND: C



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**A deceptively spacious 2/3 bedroom detached bungalow situated on a generous sized plot, enjoying front and enclosed private rear gardens within walking distance of the town centre and local beaches. The residence is accessed via a pedestrian path and offers versatile accommodation throughout with double glazed windows throughout, electric heating, conservatory with a new roof fitted in 2024. Driveway providing off road parking space and garage. Virtual tour available upon request.**

**Entrance Hall** - A range of useful built in storage cupboards with airing cupboard housing hot water cylinder.

**Living Room** - 16'7" x 13'2" (5.05m x 4.01m)  
L shaped reception room with window to front elevation. Door to Kitchen. Door to:

**Dining Room/Bedroom 3** - 11'9" x 8'3" (3.58m x 2.51m)  
Previously used as a bedroom but currently serving as an additional reception room. Window to rear elevation.

**Kitchen** - 11'5" x 7'3" (3.48m x 2.2m)  
A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap, built in high level 'Neff' double oven, 4 ring ceramic hob with extractor hood over, recess for fridge freezer. Dual aspect windows to rear elevation. Double glazed door to rear garden.

**Bedroom 1** - 11'2" x 10' (3.4m x 3.05m)  
Double bedroom with built in wardrobe and window to front elevation.

**Bedroom 2** - 8'3" x 8'2" (2.51m x 2.5m)  
Built in wardrobe. Door to:

**Conservatory** - 9' x 6'8" (2.74m x 2.03m)  
Double glazed French doors and windows enjoying views across the rear gardens.

**Shower Room** - 8'10" x 5'7" (2.7m x 1.7m)  
Large enclosed shower cubicle with electric 'Mira' shower over, low flush WC, vanity unit with inset wash hand basin, heated towel rail. Obscure glazed window to rear elevation.

**Outside** - The property is accessed via a pedestrian path leading to the front garden area designed with low maintenance in mind comprising gravel areas with ample space for potted plants. Gated access leads to the enclosed rear gardens with an extensive paved patio area providing an ideal spot for al fresco dining. Vegetable garden with useful timber sheds and greenhouse. Garage and off road parking space located in nearby block.

**Garage** - 16'6" x 9'6" (5.03m x 2.9m)  
Up and over vehicle entrance door.

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

**Agents Note** - The vendors have informed the agents that a new roof was installed on the bungalow in August 2024.

**EPC** - Rating TBC

**Council Tax** - Band C

Mobile Coverage		Broadband	
EE	●	Basic	14 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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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.

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.

### Directions

Proceed up Belle Vue in the centre of Bude and follow the road around into Golf House Road. Proceed down the hill with the golf course on either side and you will pass Flexbury Church. From the church carry on for approximately 400 yards towards Poughill, and Brook Drive will be found on your right hand side. Proceed into Brook Drive whereupon the pedestrian path leading to the property will be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed at the property.

EPC TBC

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