



Bond
Oxborough
Phillips

Changing Lifestyles

4 Bede Haven Close
Bude
Cornwall
EX23 8QF

Asking Price: £425,000 Freehold



Changing Lifestyles

01288 355 066
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4 Bede Haven Close, Bude, Cornwall, EX23 8QF



- 4 BEDROOMS (2 ENSUITE)
- DETACHED HOUSE
- REQUIRING SOME MODERNISATION
- GENEROUS PLOT
- VERSATILE ACCOMMODATION
- ENTRANCE DRIVEWAY PROVIDING OFF ROAD PARKING
- INTEGRAL GARAGE
- WALKING DISTANCE OF CANAL, BEACHES AND LOCAL AMENITIES
- NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND: D



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An opportunity to acquire this 4 bedroom (2 Ensuite) detached house in a sought after residential area within easy walking distance of the canal, beaches and town centre. The property requires some modernisation offering versatile accommodation throughout and occupying a good sized plot with large front and enclosed rear gardens, an entrance driveway providing ample off road parking and integral garage. Available with no onward chain. EPC rating- D. Council Tax D

Bede Haven Close enjoys a convenient location situated within walking distance of the canal, local beaches and centre of this popular coastal town which supports a useful and comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many areas of outstanding natural beauty and popular bathing beaches, with the local sandy bathing beaches providing a whole host of water sports and leisure activities. The bustling market town of Holsworthy lies some 10 miles inland and 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 network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.

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

Living Room - 18'3" x 11'7" (5.56m x 3.53m)
Reception room with fitted log burner and bay window to rear elevation.

Kitchen - 15'6" x 7'8" (4.72m x 2.34m)

A fitted range of base and wall mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer taps, 4 ring gas hob with extractor over and built in oven. Integrated under counter fridge, space for washing machine, space for tall fridge freezer. Door and window to rear elevation.

Bedroom 4/ Dining Room - 11'8" x 9'3" (3.56m x 2.82m)

Previously used as an additional reception room but equally suiting as a ground floor bedroom. Window to front elevation.

First Floor Landing

Bedroom 1 - 12'3" x 11'6" (3.73m x 3.5m)

Double bedroom with built in wardrobes and window to rear elevation.

Ensuite - 6'4" x 3'9" (1.93m x 1.14m)

Enclosed shower cubicle with mains fed drench and hand shower attachments, vanity unit with inset wash hand basin, concealed cistern WC, heated towel rail.

Bedroom 2 - 15'3" x 9'3" (4.65m x 2.82m)

Double bedroom with window to front elevation.

Ensuite - 5'6" x 4'2" (1.68m x 1.27m)

Large enclosed shower with mains fed drench shower and hand attachment, vanity unit with inset wash hand basin, low flush WC.

Bedroom 3 - 16'1" x 8'8" (4.9m x 2.64m)

Double bedroom with window to front elevation.

Bathroom - 8'10" x 7'8" (2.7m x 2.34m)

'P' shaped enclosed bath with mixer taps and mains fed shower over, vanity unit with inset wash hand basin, low flush WC, heated towel rail. Built in airing cupboard housing gas fired combi boiler. Obscure glazed window to the rear elevation.

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Outside - The property is approached via an entrance driveway providing ample off road parking and access to the garage with a lawn area. Pedestrian access to the sides of the property leads to an adjoining patio area providing an ideal spot for al fresco dining with a useful shed. Sloped access leads to the lower lawn gardens with an additional timber framed shed.

Garage - 16'3" x 8'10" (4.95m x 2.7m)

Up and over vehicle entrance door.

Services - Mains gas, electric, water and drainage.

EPC - Rating D

Council Tax - Band D

Mobile Coverage		Broadband	
EE	●	Basic	16 Mbps
Vodafone	●	Superfast	79 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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Directions

From Bude town centre proceed out of the town along the Strand and turn left at the mini roundabout towards Stratton. Proceed for approximately ¼ mile and take the right hand turning into Kings hill opposite the Bude service station. Take the next left hand turn into Berries Avenue and immediately right into Bede Haven Close whereupon the property will be found on your right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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