



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

124 Elizabeth Road  
Bude  
Cornwall  
EX23 8AJ

**Asking Price: £305,000**  
**Freehold**



Changing Lifestyles

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

124 Elizabeth Road, Bude, Cornwall, EX23 8AJ



- 2 BEDROOMS
- SEMI-DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SUPERB KITCHEN/DINING ROOM EXTENSION
- GARAGE
- DRIVEWAY
- ENCLOSED REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- WALKING DISTANCE OF SCHOOLS AND LOCAL AMENITIES



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## Changing Lifestyles

**We are proud to present this immaculately presented 2 bedroom semi-detached house which has been modernised and extended by the current vendors located in this sought after residential area. The residence offers versatile accommodation throughout with front and good sized enclosed rear gardens, driveway providing ample off road parking area and access to the garage. EPC Rating TBC. Council Tax Band B**

**The property 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.**

**Entrance Hall** - Staircase leading to first floor landing. Opens into:

**Living Room** - 14'4" x 15'2" (4.37m x 4.63m)  
Light and airy reception area with window to front elevation.

**Kitchen** - 14'5" x 8'10" (4.4m x 2.7m)  
A superb fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with modern mixer tap, built in 4 ring gas hob with extractor hood over, space and plumbing for washing machine and breakfast bar. Additional section of kitchen units with built in high level double oven and integrated fridge freezer. Leads to:

**Dining Area** - 6'9" x 11'11" (2.06m x 3.63m)  
Light and airy reception area with windows overlooking the rear gardens and fitted skylight. Ample space for dining table and chairs. Obscure double glazed UPVC door to driveway area. UPVC double glazed door to rear enclosed gardens.

### **First Floor Landing**

**Bedroom 1** - 11'2" x 10'3" (3.4m x 3.12m)  
Double bedroom with built in wardrobe and over stair storage cupboard housing hot water cylinder. Window to front elevation.

**Bedroom 2** - 8'1" x 9'5" (2.46m x 2.87m)  
Double bedroom with window to front elevation.

**Shower Room** - 6'1" x 6'2" (1.85m x 1.88m)  
Enclosed shower cubicle with mains fed shower over, low flush WC, vanity unit with inset wash hand basin, heated towel rail and obscure double glazed window to rear elevation.

**Outside** - The property is approached over its own entrance drive providing an off road parking area and leading to the useful garage. Low maintenance front garden and good sized enclosed rear garden comprising a variety of established flower/shrub borders with a paved area adjoining the dwelling providing a superb spot for al fresco dining.

**Garage** - 8'11" x 17'6" (2.72m x 5.33m)  
Up and over vehicle entrance door. Power and light connected.

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

**Council Tax** - Band B

**EPC** - Rating TBC



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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.

EPC: TBC

## Directions

From Bude town centre proceed out of the town towards Stratton and turn left at the roundabout by Morrisons supermarket, continue for approximately 200 yards, follow the left hand bend into Elizabeth Road whereupon the property will be found after approximately 300 yards on the left hand side.

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