

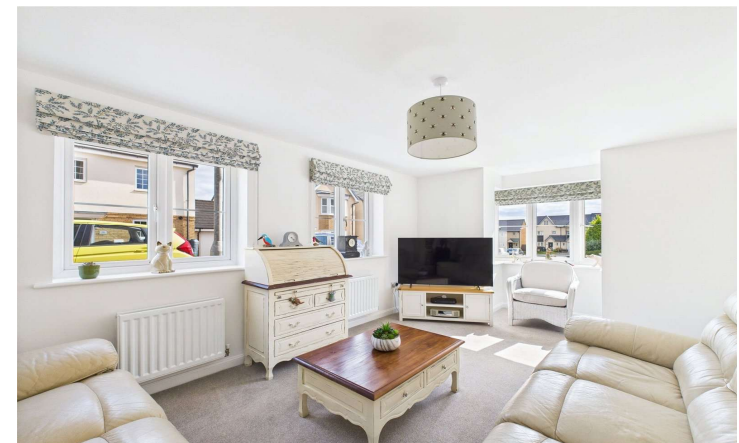


Bond
Oxborough
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Changing Lifestyles

59 Pintail Close
Bude
Cornwall
EX23 8FQ

Asking Price: £315,000 Freehold



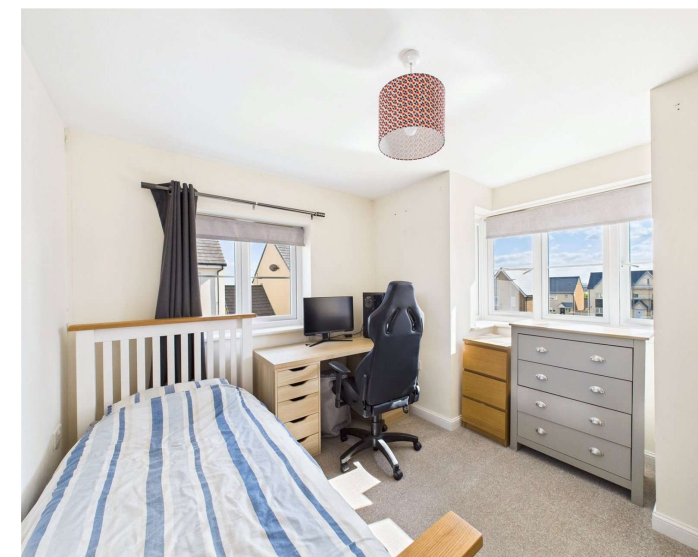
Changing Lifestyles

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bude@boproperty.com

59 Pintail Close, Bude, Cornwall, EX23 8FQ



- 3 BEDROOMS (1 EN-SUITE)
- END OF TERRACE RESIDENCE
- WELL PRESENTED THROUGHOUT
- CONVENIENT LOCATION
- WALKING DISTANCE OF SCHOOLS AND LOCAL AMENITIES
- ENCLOSED GARDEN
- GARAGE
- OFF ROAD PARKING SPACE
- EPC: C
- COUNCIL TAX BAND: C



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This well presented 3 bedroom (1 en-suite) end of terrace home is situated in the most convenient and sought after location after location with being only a short walk from the local schools, amenities and beaches. The property briefly comprises of kitchen/ Dining room, lounge, WC, 3 bedrooms (1 en suite) and a family bathroom and offers an off road parking space, garage and enclosed rear gardens.

The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities including its 18 hole links golf course and leisure centre. Bude lies on the rugged North Cornish coastline notable for its nearby Areas of Outstanding Natural Beauty and breathtaking cliff top walks. The town's canal, sea pool and prized beaches provide opportunities for many water sports and other leisure pursuits. The friendly and supportive local community hosts famed events such as an annual Jazz Festival and Lifeboat Weekend. The A39 Atlantic Highway connects Bude to west Cornwall and north-west Devon towns of Bideford and Barnstaple from where the North Devon Link Road joins the M5. Good bus network to Plymouth and Okehampton with train services to Exeter (70 minutes by car) and Intercity connections to London.

Entrance Hall - 9'6" x 6'4" (2.9m x 1.93m)

Stairs rising to first floor landing. Under stair storage cupboard. Doors leading to:

Kitchen/Dining Room - 15'5" x 10'10" (4.7m x 3.3m)

A bright and airy room with a large bay window to the front elevation. A modern range of wall and base mounted units with worksurfaces over incorporating a 1 1/2 stainless steel sink/drainage unit with mixer tap over. Integrated eye level electric oven, four ring gas hob with extractor hood over. Built in dishwasher and fridge/freezer. Ample space for dining table and chairs. French doors opening onto the enclosed garden.

Living Room - 15'4" x 10'9" (4.67m x 3.28m)

A dual aspect reception room with bay windows to front and windows to the side elevation.

WC - 4'11" x 4'8" (1.5m x 1.42m)

Comprising of a low level WC, pedestal hand wash basin. Cupboard housing the pressurized water cylinder and integrated washing machine.

First Floor Landing - Window to front elevation. Loft access.

Bedroom 1 - 9'9" x 9' (2.97m x 2.74m)

Double bedroom with large bay window to the front elevation. Built in wardrobes and door leading to:

En-suite - 6'11" x 4'4" (2.1m x 1.32m)

Comprising of an enclosed walk-in shower cubicle with mains fed shower over, low level WC and wall hung hand wash basin. Chrome heated towel rail. Frosted window to side elevation.

Bedroom 2 - 10'9" x 8'5" (3.28m x 2.57m)

Double bedroom with large bay window to front elevation and window to side elevation.

Bedroom 3 - 10'9" x 6'10" (3.28m x 2.08m)

Window to side elevation.

Outside - To the front of the property is a low maintenance garden principally laid to gravel with mature shrubs. To the side of the residence is the enclosed garden mainly laid to lawn with gravelled areas perfect for al-fresco dining. Pedestrian gate to the side providing access to the parking space and garage.

Garage - 18'1" x 9' (5.5m x 2.74m)

Power and light connected. Up and over vehicle entrance door.

Services - Mains gas, electric, water and drainage.

EPC - Rating C.

Council Tax - Band C.

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Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrison’s roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next left hand turn into Fulmar Road and 59 Pintail will be found just immediately after the left hand turning.

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		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		