



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

154 Elizabeth Road  
Bude  
Cornwall  
EX23 8AJ

**Asking Price: £410,000**  
**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**



154 Elizabeth Road, Bude, Cornwall, EX23 8AJ



- 4 BEDROOMS (1 EN-SUITE)
- DETACHED RESIDENCE
- SITUATED IN A CONVENIENT LOCATION IN THE POPULAR COASTAL TOWN
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- VIEWINGS RECOMMENDED



**An exciting opportunity to acquire this 4 bedroom (1 en-suite) detached home situated in the convenient location in this popular coastal town. The property briefly comprises of kitchen, lounge/dining room, WC, 4 generous sized bedrooms one with ensuite and family bathroom. The outside of the property offers an enclosed rear garden, driveway providing off road parking and garage. EPC Rating C. Council Tax Band D.**



Changing Lifestyles

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

**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 its 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** - Stairs rising to first floor landing with under stair storage. Doors leading to:

**WC** - Low Level WC and hand wash basin.

**Living Room** - Light and airy dual aspect reception room with window to the front and ample space for living suite. Opening into:

**Dining Area** - Ample space for dining table and chairs with sliding doors to the rear leading to the garden.

**Kitchen/Breakfast Room** - A fitted range of wall and base mounted units with work surfaces over incorporating a 1 ½ stainless steel sink/drain unit with mixer tap, 4 ring gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Wall hung combination boiler. Ample space for dining table and chairs. Window and door to the rear elevation.

**First Floor Landing** - Loft access. Airing cupboard housing hot water cylinder. Doors leading to:

**Bedroom 1** - Double bedroom with window to the front elevation.

**En-Suite** - Enclosed corner shower with electric shower, low level WC and wash hand basin. Frosted window to front elevation.

**Bedroom 2** - Double bedroom with window to the front elevation.

**Bedroom 3** - Double bedroom with window to the rear elevation.

**Bedroom 4** - Window to the rear elevation.

**Bathroom** - Enclosed panel bath with showerhead attachment, low level WC and wash hand basin. Frosted window to rear elevation.

**Integral Garage** - Up and over door with power and light connected.

**Outside** - To the front of the property is a tarmac driveway providing off road parking and a low maintenance gravelled garden with a variety of shrubs. A pedestrian gate to the left hand side of the building leads to the enclosed private rear garden. There is a paved area adjoining the rear of the property but the rear garden is mostly laid to lawn with a variety of mature plants and shrubs bordering.

**EPC Rating** - C.

**Council Tax** - Band D.



154 Elizabeth Road, Bude, Cornwall, EX23 8AJ



## 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 and continue until number 154 will be found towards the end of the cul-de-sac on the left 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Changing Lifestyles

01288 355 066  
bude@bopproperty.com