



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Howards Way  
Bude  
Cornwall  
EX23 8DY

**Asking Price: £275,000**  
**Freehold**



Changing Lifestyles

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[bude@bopproperty.com](mailto:bude@bopproperty.com)

2 Howards Way, Bude, Cornwall, EX23 8DY



- 2 BEDROOM
- SEMI DETACHED RESIDENCE
- LOCATED WITHIN WALKING DISTANCE TO THE POPULAR COASTAL TOWN
- OFF ROAD PARKING
- ENCLOSED REAR COURTYARD GARDEN
- NO ONWARD CHAIN



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## Changing Lifestyles

**Enjoying a pleasant central location within this popular coastal town an opportunity to acquire a well presented 2 bedroom semi detached residence within a 'stones throw' from the town centre and local beaches, offering enclosed courtyard garden and off street parking. The property would be well suited as a family home whilst equally appealing as a second home/investment opportunity. EPC rating TBC. Council Tax Band B.**

The property enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies within 10 miles inland while 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.

**Entrance Hall** - Doors to kitchen and lounge/diner. Stairs to first floor landing. Under stairs storage.

**Kitchen** - 7'11" x 11'4" (2.41m x 3.45m)  
Comprising a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drain unit with mixer tap and 4 ring gas hob. Integrated oven and space for fridge/freezer, washing machine and tumble dryer.  
Window to the front elevation.

**Lounge/Diner** - 14'6" x 12'9" (4.42m x 3.89m)  
This light and airy room features patio doors at the rear, overlooking the garden and providing ample space for a family seating area and a dining table with chairs.

**First Floor Landing** - Doors to bedrooms and bathroom. Cupboard housing hot water tank. Loft hatch.

**Bedroom 1** - 12'3" x 11'1" (3.73m x 3.38m)  
Window to the front elevation. Built in wardrobes

**Bedroom 2** - 8'2" x 13' (2.5m x 3.96m)  
Window to the rear elevation.

**Bathroom** - 8'1" x 5'10" (2.46m x 1.78m)

Comprising an enclosed panel bath, shower cubicle with mains fed shower over, low level WC and pedestal hand wash basin. Frosted window to the rear elevation. Chrome heated towel rail.

**Outside** - To the front of the property, a gravelled driveway providing off-road parking and access to the home. At the rear, there is a courtyard garden with a pedestrian gate leading out to the back.

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

**EPC** - TBC

**Council Tax Band** - B



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Take the right hand turning into Bramble Hill and right again into Pathfields whereupon the property will be found to the far end of the road on your right hand side.

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