



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

36 Seawell Road  
Bude  
Cornwall  
EX23 8PD

**Asking Price: £385,000 Freehold**

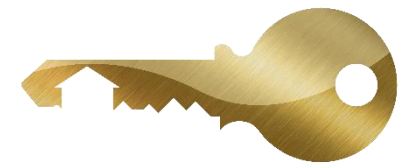


Changing Lifestyles

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36 Seawell Road, Bude, Cornwall, EX23 8PD



- 3 BEDROOM
- DETACHED HOUSE
- SUPERBLY PRESENTED THROUGHOUT
- PLEASANT ELEVATED VIEWS ACROSS BUDE
- LANDSCAPED TERRACED GARDENS
- USEFUL STUDIO/HOBBIES ROOM
- SHORT DISTANCE FROM TOWN CENTRE AND LOCAL BEACHES
- GARAGE IN NEARBY BLOCK
- EPC: C
- COUNCIL TAX BAND: C



An opportunity to acquire a superbly presented 3 bedroom detached house occupying an elevated South West facing position within this quiet, no through traffic, cul-de-sac location enjoying views across the coastal town of Bude and to the sea beyond. The comfortable accommodation comprises of: an open plan living space, kitchen, family bathroom, 3 bedrooms with the master occupying the first floor and incorporating an ensuite WC, front and rear gardens with useful studio/hobby room enjoying far reaching views and a garage located in a nearby block. Virtual tour available upon request.



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The property enjoys a most desirable position in a sought after residential area within this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities including Bude Golf Course and the famous Bude sea pool. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. The bustling market town of Holsworthy, includes Waitrose with a home delivery service lies some 10 miles inland whilst 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.



# Property Description

## Entrance Hall - 7'8" x 5'7" (2.34m x 1.7m)

Staircase leading to first floor. Useful coat/shoe storage area and access to floor mounted Worcester gas fired boiler, with a well organised airing cupboard.

## Living Room - 18' x 9'10" (5.49m x 3m)

A superb living area with large aluminium double glazed sliding doors to the front elevation and adjoining decking area providing a fantastic spot to enjoy the elevated views across Bude and to the coast beyond. Leads to:

## Kitchen - 11'8" x 8'11" (3.56m x 2.72m)

Fitted kitchen comprising a range of base and wall mounted units with solid wood worksurfaces incorporating stainless steel 1 1/2 sink drainer unit with modern mixer tap, 'Bosch' 4 ring induction hob with extractor hood over, high level double oven, space and plumbing for washing machine and slimline dishwasher. Breakfast bar area. Window to side elevation.

## Inner Hall - 6'7" x 5'7" (2m x 1.7m)

Useful built in storage cupboard and space for tall fridge freezer.

## Bedroom 2/Dining Room - 11'6" x 11'6" (3.5m x 3.5m)

Currently used as a Dining Room but equally suiting as a comfortable double bedroom with window to rear elevation.

## Bedroom 3 - 13'7" x 6'8" (4.14m x 2.03m)

Window to rear elevation. Useful linen cupboard.

## Bathroom - 6'7" x 5'11" (2m x 1.8m)

Panel bath with mixer taps and mains fed shower over, pedestal wash hand basin, close coupled WC. High level window to side elevation.

## First Floor

## Bedroom 1 - 18'6" x 18'2" (5.64m x 5.54m)

Generous double bedroom with Velux windows to front and rear elevation with side window enjoying sea glimpses. Useful built in storage area. Door to:

## Ensuite WC - 7'8" x 3'1" (2.34m x 0.94m)

Vanity unit with wash hand basin and low flush WC.

**Outside** - Externally the property offers a landscaped front garden partly laid to gravel with a terraced decking area adjoining the front of the residence and providing a superb seating area to enjoy the elevated views across Bude and to the sea beyond. Paved pathway to the side of the property leads to the terraced rear garden providing a secluded suntrap with elevated seating areas and pond enjoying far reaching views of Bude and the surrounding countryside and coastline. A useful decking area leads to the Studio/Hobbies room with power and light connected providing a great spot for morning coffee or to unwind and enjoy the views. The property benefits from a garage in a nearby block and ample communal parking.

## Studio/Hobbies Room - 13' x 11'3" (3.96m x 3.43m)

Fully insulated with power and light connected. Useful base mounted storage unit with work surfaces over. Double glazed UPVC French doors to front elevation and windows to side.

## Garage - 16'7" x 8'1" (5.05m x 2.46m)

Up and over vehicle entrance door.

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

**Service Charge** - A service charge of £45 every quarter is paid to Seawell Trust for the upkeep of the communal lawn areas and pathways.

**Council Tax** - Band C

**EPC** - Rating C

### Mobile Coverage

EE  
Vodafone  
Three  
O2



### Broadband

Basic  
Superfast

14 Mbps  
48 Mbps

### Satellite / Fibre TV Availability

BT  
Sky  
Virgin





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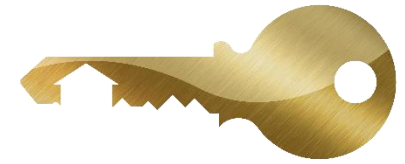


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town along Golf House Road towards Poughill passing through Flexbury. Continue out of the town and take the right hand turning into Seawell Road and continue towards the end of the road whereupon the pedestrian pathway leading to number 36 will be found on the right hand side.

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.

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We are here to help you find  
and buy your new home...

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

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