



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Gadwall Walk  
Bude  
EX23 8FW

**Asking Price: £300,000 Freehold**



Changing Lifestyles

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



2 Gadwall Walk, Bude, EX23 8FW



- 3 BEDROOMS (1 ENSUITE)
- TERRACED HOUSE
- SUPERBLY PRESENTED THROUGHOUT
- CONVENIENT TUCKED AWAY LOCATION
- GARAGE
- ALLOCATED PARKING
- VIEWINGS HIGHLY RECOMMENDED
- REMAINDER OF NHBC GRANTED
- EPC: B
- COUNCIL TAX BAND: C



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## 2 Gadwall Walk, Bude, EX23 8FW

An opportunity to acquire this superbly presented 3 bedroom 1 ensuite terraced residence located in this tucked away position on this convenient new development being a short walk from the local schools, amenities and beaches. The property benefits from gas fired central heating, complemented by double glazed windows throughout with the distinct advantage of the remainder of a NHBC guarantee. Rear enclosed garden and garage with allocated parking. EPC rating B. Council Tax Band C.

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 to first floor landing.

**Living Room** - 13'7" (4.14) (Max) x 11'11" (3.63) (Max)  
Window to front elevation.

**Hall** - Built in under stair cupboard. Door to WC. Opens into:

**Kitchen/Diner** - 17 x 9'10" (5.18m x 3m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer tap, 4 ring Zanussi induction hob with extractor hood over, built in Zanussi oven, Integrated Indesit appliances include dishwasher and washing machine. Space for large fridge freezer. Ample space for dining table and chairs with double glazed French doors to rear enclosed garden. Window to rear elevation.

**WC** - 6' x 4'8" (1.83m x 1.42m)  
Low flush WC, pedestal wash hand basin.

### First Floor Landing

**Bedroom 1** - 11'6" x 10'10" (3.5m x 3.3m)  
Double bedroom with built in wardrobe and window to front elevation.

**Ensuite** - 6'4" x 5'1" (1.93m x 1.55m)  
Enclosed double shower cubicle with mains fed shower over, concealed cistern WC, wall hung wash hand basin and window to front elevation.

**Bedroom 2** - 9'7" x 9'11" (2.92m x 3.02m)  
Double bedroom with window to rear elevation.

**Bedroom 3** - 11'4" (Max) x 7' (3.45m (Max) x 2.13m)  
Built in wardrobe with window to rear elevation.

**Bathroom** - 7' x 6'3" (2.13m x 1.9m)  
Panel bath with mixer tap and shower attachment. Concealed cistern WC and wall hung wash hand basin.

**Outside** - A pedestrian path provides access to the front entrance and low maintenance front garden area. The property is approached from the rear via a shared driveway providing off road parking and access to garage with gate leading to the rear gardens laid principally to lawn bordered by close board fencing. A paved patio adjoins the rear of the property providing an ideal spot for al fresco dining.

**Garage** - 20'3" x 9'10" (6.17m x 3m)  
Up and over vehicle entrance door.

**Council Tax** - Band C

**EPC** - Rating B

**Services** - Mains Gas, Water, drainage and electric.

**Agents Note** - The residence benefits from the remainder of a 10 year NHBC guarantee granted in September of 2021. Maintenance Charge -To be confirmed.

**Tenure** - Property is sold with a freehold title. It is understood from the vendors that the garage located nearby under a coach house has a leasehold assigned.

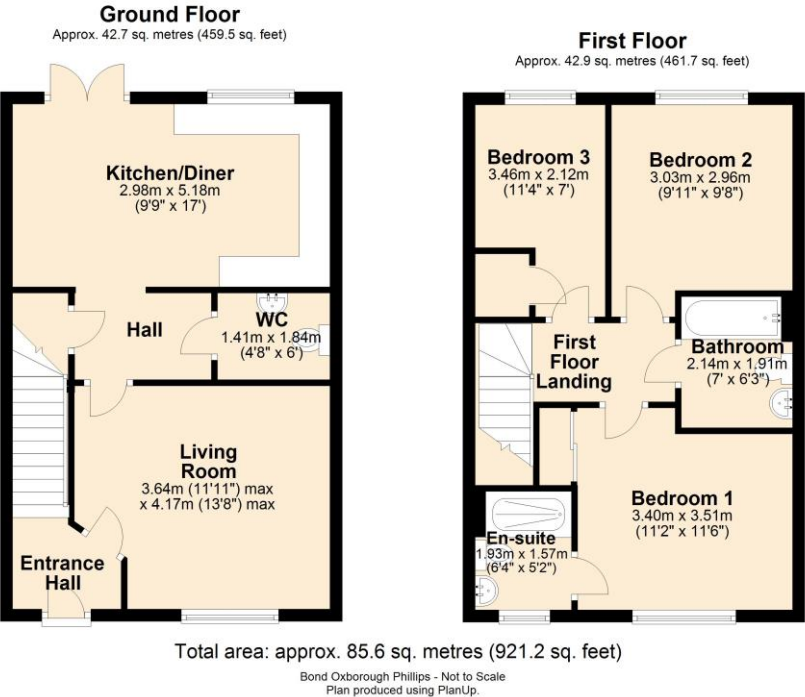
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Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrisons roundabout and into the new Shorelands development. Proceed along Sandpiper Road to Wigeon Road taking the first left hand turn into Fulmar Road and proceed straight ahead whereupon the pedestrian path leading to Gadwall Walk will be found on your right hand side. Proceed along this path and Number 2 will be found on your left with a 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.

