

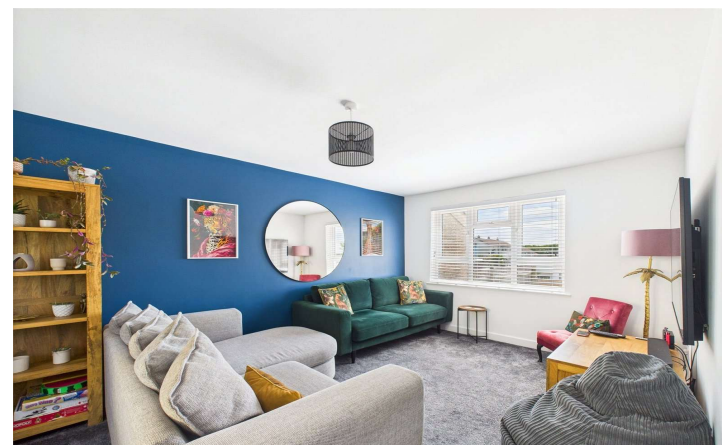


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

20 Treleven Road  
Bude  
Cornwall  
EX23 8RZ

**Asking Price: £275,000 Freehold**



Changing Lifestyles

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



20 Treleven Road, Bude, Cornwall, EX23 8RZ



- 3 BEDROOMS
- TERRACED HOUSE
- WALKING DISTANCE TO TOWN
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZED WINDOWS
- FRONT AND ENCLOSED REAR GARDENS
- GAS CENTRAL HEATING
- WALKING DISTANCE OF LOCAL AMENITIES, SCHOOLS AND CANAL
- IDEAL FOR FIRST TIME BUYERS OR INVESTMENT
- EPC: C
- COUNCIL TAX BAND: B



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An exciting opportunity to acquire this 3 bedroom terraced house, situated in the sought after North Cornish coastal town of Bude offering comfortable accommodation throughout and benefiting from double glazed windows complemented by gas fired central heating. The property has been modernised by the current vendors with updated kitchen, bathroom and would be perfect as a main residence for a family or as an investment purchase set within walking distance of local amenities, schools and the canal. Front and enclosed rear garden with terraced decking area. Council Tax Band -B. EPC Rating - C.

The property is situated in a convenient position within this popular coastal town, which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide 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 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.

**Entrance Porch/ Utility Room** - 6'3" x 5'9" (1.9m x 1.75m)

**Entrance Hall** - 12'4" x 5'9" (3.76m x 1.75m)

**WC** - 5'1" x 2'10" (1.55m x 0.86m)

**Living Room** - 17'6" x 10'7" (5.33m x 3.23m)

**Kitchen/Dining Room** - 15'7" x 11'3" (4.75m x 3.43m)

## First Floor Landing

**Bedroom 1** - 11'5" x 11'2" (3.48m x 3.4m)

**Bedroom 2** - 14'7" x 8'1" (4.45m x 2.46m)

**Bedroom 3** - 11'5" x 6'2" (3.48m x 1.88m)

**Shower Room** - 5'9" x 5'5" (1.75m x 1.65m)

**Outside** - To the front, the property is approached via a pedestrian pathway with a raised garden area laid with established shrubs and hedging.

To the rear, the garden has been attractively landscaped for ease of maintenance and maximum enjoyment. A newly laid raised decked terrace provides the perfect space for outdoor dining or entertaining, with timber balustrading and steps leading down to a gravelled garden area—ideal for pots or seating.

Enclosed by fencing on all sides, the rear garden offers a secure and private environment with a sunny aspect. A rear access gate opens directly to a communal parking area.

This well-maintained and thoughtfully designed outside space is both practical and inviting, offering the perfect balance of low maintenance living and outdoor enjoyment.

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

**Council Tax** - Band B

**EPC** - Rating C

**Anti Money Laundering** - We have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years which will only be used for this purpose. We carry out this through iamproperty a secure platform to protect your data. Each owner will be required to pay £20 upon our instruction to carry out these checks prior to the property being advertised.

# Changing Lifestyles



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Directions

From Bude town centre proceed out of the town towards Stratton, passing the Esso station on the left hand side and rising up the hill towards the leisure centre, take the right hand turning into Treleven Road opposite the secondary school taking the next right into a small cul de sac with parking area and number 20 will be found in the left hand corner accessed via a pedestrian path.

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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		