



Bond
Oxborough
Phillips

Changing Lifestyles

9 Southfield Road
Bude
Cornwall
EX23 8DN

Asking Price: £300,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

9 Southfield Road, Bude, Cornwall, EX23 8DN



- 3 BEDROOM
- END OF TERRANCE PROPERTY
- WALKING DISTANCE OF TOWN, CANAL AND LOCAL BEACHES
- ENCLOSED REAR AND FRONT GARDENS
- AVAILABLE WITH NO ONWARD CHAIN



Enjoying a sought after and convenient location close to the town and beaches is this well presented 3 bedroom end of terrace property. The residence benefits from double glazed windows complemented by gas fired central heating and fully enclosed rear gardens. The property is well suited as a family home whilst equally appealing as a second home/ investment opportunity. EPC Rating D. Council Tax Band B.



Changing Lifestyles

01288 355 066
bude@bopproperty.com

9 Southfield Road, Bude, Cornwall, EX23 8DN

Changing Lifestyles

Southfield Road 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 - 10'8" x 5'11" (3.25m x 1.8m)

Stairs rising to the first floor landing.

Kitchen/Dining Room - 11'9" x 17'1" (3.58m x 5.2m) A modern range of fitted wall and base mounted units with solid wood work surfaces over incorporating an inset sink with mixer tap over, a range of integrated 'CDA' appliances including; 4 ring hob, extractor hood and oven. Integrated 'AEG' dishwasher. Space for American Style fridge/freezer. Under stair cupboard housing wall mounted gas boiler. Ample space for dining table and chairs. Window to rear elevation and door providing access to the enclosed garden.

Living Room - 12'11" x 10'9" (3.94m x 3.28m)

Light and airy reception room with large bay window to the front elevation. Built in storage cupboard.

First Floor Landing - Loft access. Door leading the bedrooms and bathroom.

Bedroom 1 - 11'11" x 11'6" (3.63m x 3.5m)

Spacious double bedroom with window to rear elevation over looking over the garden. Cast iron feature fireplace with tiled hearth.

Bedroom 2 - 10'11" x 10'10" (3.33m x 3.3m)

Double bedroom with feature fireplace. Window to the front elevation.

Bedroom 3 - 7'4" x 6'11" (2.24m x 2.1m)

Window to front elevation.

Bathroom - 6' x 6'4" (1.83m x 1.93m)

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

Utility Room - 8'11" x 4'9" (2.72m x 1.45m)

Space and plumbing for washing machine. Enclosed shower cubicle with electric shower over.

Outside - To the front of the property is a low maintenance garden mainly paved with mature shrubs, pedestrian access to the side of the property providing access to the landscaped garden. A paved patio area adjoins the rear of the property and provides an ideal spot for alfresco dining, with steps leading up to a raised tier being principally laid to lawn.

EPC - Rating D.

Council Tax - Band B.

Anti Money Laundering - Before any sale is formally agreed, 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 and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



Changing Lifestyles

01288 355 066
bude@bopproperty.com

9 Southfield Road, Bude, Cornwall, EX23 8DN



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		
55-68	D	66 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 next right hand turning into Bramble Hill and right again into Pathfields. The entrance to Southfield Road is on the left hand side whereupon Number 9 will be found on the left hand side.

Changing Lifestyles

01288 355 066
bude@bopproperty.com