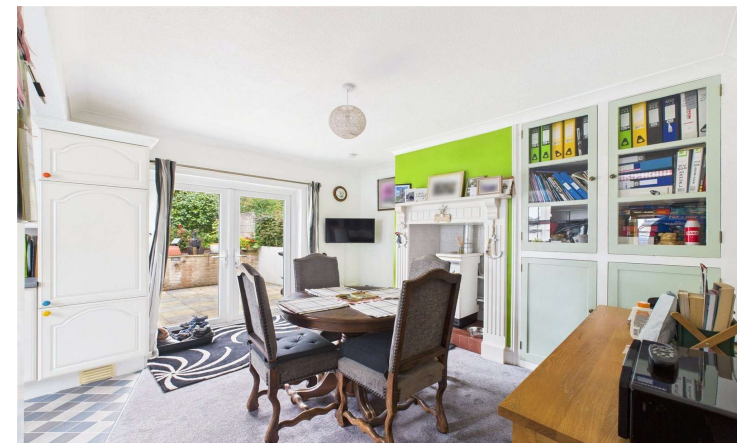




Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

7 Valley Road  
Bude  
EX23 8EP

**Asking Price: £425,000 Freehold**



Changing Lifestyles

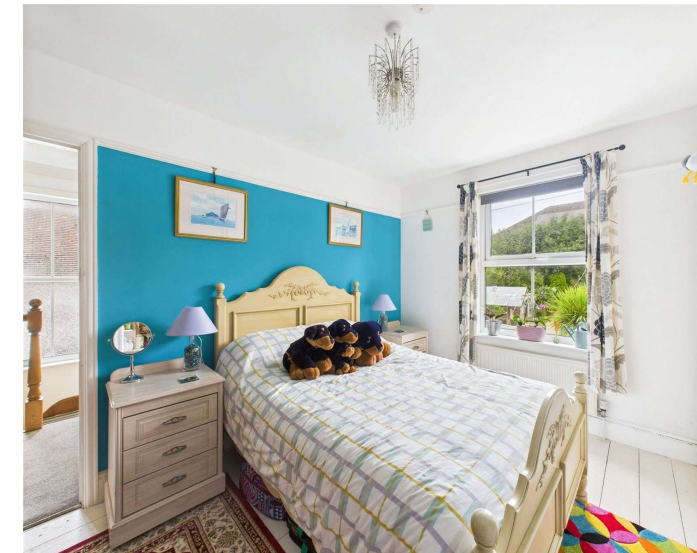
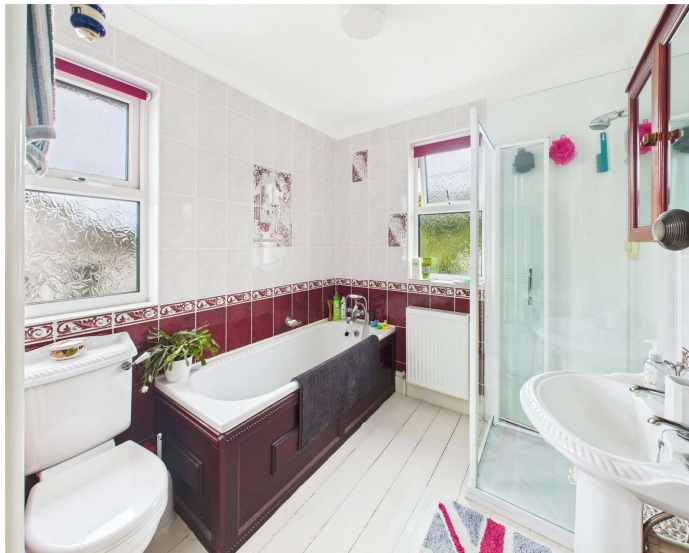
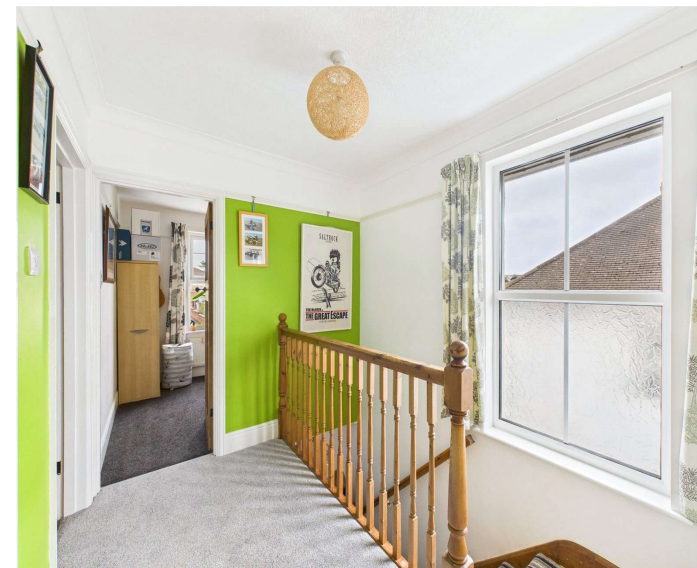
01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)



7 Valley Road, Bude, EX23 8EP



- Well-presented 3-bedroom semi-detached home in a sought-after residential location
- Bright living room with bay window and welcoming atmosphere
- Spacious and modern open-plan kitchen/dining room with French doors to garden
- Three bedrooms upstairs including two doubles and a good-sized single
- Generous, multi-tiered rear garden laid to lawn and patio with mature planting
- Elevated garden design provides privacy, light, and zoned outdoor areas
- Detached garage/workshop at the rear offering storage or hobby potential
- Additional side access and low-maintenance front garden
- Walking distance to Bude town centre, beaches, schools and local amenities
- Ideal for families, couples or investors seeking a home by the coast



Changing Lifestyles

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7 Valley Road, Bude, EX23 8EP

**3 Bedroom Semi-Detached Home with Garage and Garden, only a short walk from the Canal, Bude Town and Beaches**

Nestled in one of Bude's most sought-after residential locations, just a short distance from the town centre and stunning North Cornish coastline, we are proud to present this well-presented three-bedroom semi-detached home that blends traditional charm with contemporary convenience.

Set across two floors, the property boasts a thoughtfully arranged layout with generous proportions throughout. A bright and welcoming entrance hall leads to a cosy yet spacious living room with bay window, perfect for relaxing evenings or family gatherings. The heart of the home is the open-plan kitchen/dining room which spans the rear of the property - with fitted units, ample storage, and French doors opening onto the rear garden, offering excellent flow between indoor and outdoor spaces.

Upstairs, the home features three bedrooms, including a generous principal room with built in wardrobes and two further bedrooms, ideal for a growing family or guests. A contemporary family bathroom with bath and shower completes the upper floor.

Externally, the property enjoys a private rear garden, ideal for entertaining, and to the side a detached garage/workshop which offers superb storage, hobby space or potential for future development (subject to permissions). Entrance driveway providing ample off road parking, with on-street options nearby.

**Entrance Porch** - 4'9" x 3'2" (1.45m x 0.97m)

**Entrance Hall** - 15'5" x 6'4" (4.7m x 1.93m)

**Living Room** - 11'10" x 11'4" (3.6m x 3.45m)

**Kitchen/Dining Room** - 16'5" x 12'11" (5m x 3.94m)

**First Floor Landing** - 8'10" x 4'5" (2.7m x 1.35m)

**Bedroom 1** - 12'11" x 8'6" (3.94m x 2.6m)

**Bedroom 2** - 14'3" x 10'8" (4.34m x 3.25m)

**Bedroom 3** - 7'10" x 7'2" (2.4m x 2.18m)

**Family Bathroom** - 7'8" x 7'3" (2.34m x 2.2m)

**Outside** - The residence is approached via an entrance driveway providing ample off road parking and leading to the garage/workshop with a level lawn area at the front of the dwelling bordered by mature hedges. The rear garden is a delightful and surprisingly generous outdoor space, arranged over gently sloping tiers. Designed to make the most of the elevation, each level offers a distinct purpose—whether it's relaxing on the paved sun terrace, planting in the raised beds, or enjoying the open lawn area with space for seating or children to play. Mature trees, shrubs and hedging provide a good degree of privacy, while the elevated position gives a sense of openness and light. At the foot of the garden, a detached garage/workshop with power and light connected offers fantastic storage or potential for a home office or studio (subject to any necessary consents).

**Garage/Workshop** - 15'10" x 14'9" (4.83m x 4.5m)

**Outside WC** - 4'1" x 2'11" (1.24m x 0.9m)

**Utility Room** - 7'6" x 2'10" (2.29m x 0.86m)

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

# Changing Lifestyles

**EPC** - Rating D

**Council Tax** - Band C

**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.

Mobile Coverage		Broadband	
EE	●	Basic	16 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



Changing Lifestyles

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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.

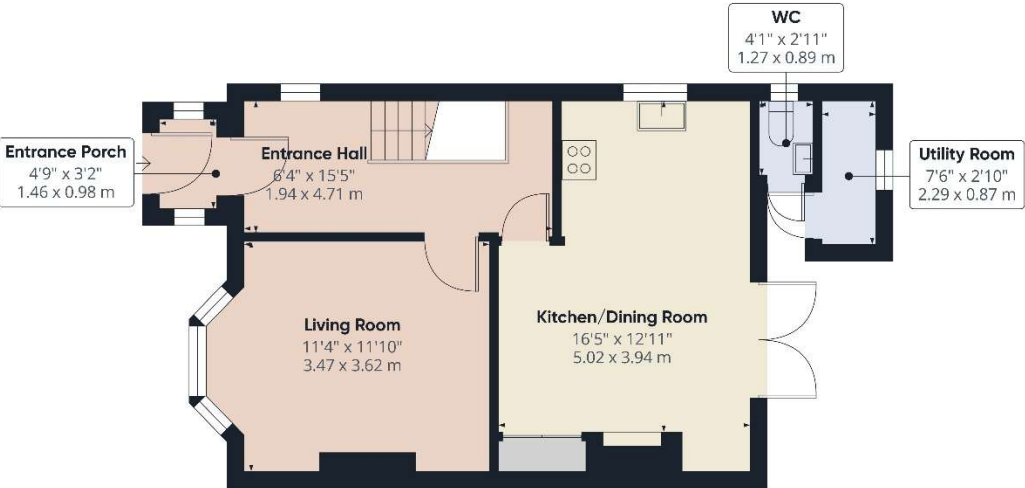
We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bude town centre proceed out of town along The Strand and at the mini roundabout turn left. Proceed along this road and take the second turning on the left into Valley Road whereupon number 7 will be found within a short distance on the left hand side.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1174 ft<sup>2</sup>  
108.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Changing Lifestyles

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