



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

57 Kings Hill  
Bude  
Cornwall  
EX23 8QH

**Asking Price: £300,000 Freehold**



Changing Lifestyles

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- Spacious three-bedroom semi-detached home
- Potential to create a modern open-plan space
- Three well-proportioned bedrooms upstairs
- Multi-tiered rear garden laid to lawn and gravel
- Attached garage providing useful storage and potential for workshop or conversion (subject to permissions)
- Driveway parking
- Basement offering additional versatile space, ideal for storage, utility, or potential home office
- Convenient location within walking distance of Bude town centre, beaches, schools, and amenities



57 Kings Hill, Bude, Cornwall, EX23 8QH

**Three-bedroom home with great potential, close to Bude's town centre, schools, and beaches. Includes garden, garage, and parking.**

**Situated in a popular residential area close to Bude's vibrant town centre, highly regarded schools, and the stunning North Cornish coastline, 57 Kings Hill offers an exciting opportunity to acquire a generously sized three-bedroom semi-detached home with fantastic potential for modernisation.**

**Set over two floors, the property features a traditional layout. The ground floor comprises a welcoming entrance hall, a spacious living room, a separate kitchen/dining room overlooking the rear garden, and the added benefit of a downstairs WC and shower room—ideal for busy family life or visiting guests. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all providing excellent scope for enhancement and personalisation. Outside, the fully enclosed rear garden presents a blank canvas for landscaping or creating a stylish outdoor entertaining space and provides access to the useful basement. An attached garage and private driveway offer ample parking and valuable storage solutions.**

**Ideally located for easy access to local amenities and Bude's renowned beaches, 57 Kings Hill represents a fantastic opportunity to create a wonderful family home in one of the town's most sought-after locations.**

**Entrance Porch** - 7'8" × 3'11" (2.34m × 1.2m)

**Entrance Hall** - 5'10" × 10'5" (1.78m × 3.18m)

**Lounge** - 10'7" × 21'11" (3.23m × 6.68m)

**Kitchen/Diner** - 16'2" × 14'9" (4.93m × 4.5m)

**Hallway** - 2'9" × 8'2" (0.86m × 2.49m)

**Shower Room** - 2'4" × 6'7" (0.7m × 2m)

**WC** - 2'9" × 4'11" (0.84m × 1.5m)

**First Floor Landing** - 3'4" × 6'4" (1.02m × 1.94m)

**Bedroom 1** - 8'11" × 11'9" (2.73m × 3.59m)

**Bedroom 2** - 10'6" × 9'8" (3.2m × 2.96m)

**Bedroom 3** - 6'10" × 8'4" (2.1m × 2.56m)

**Bathroom** - 5'3" × 6'2" (1.61m × 1.89m)

## Changing Lifestyles

**Outside** - The rear garden at 57 Kings Hill is a versatile outdoor space arranged over multiple tiers, following the natural slope of the plot. Each level offers its own potential, with a mixture of lawned areas, gravelled sections, and planting beds that could be transformed into distinct zones for relaxing, dining, or gardening. The elevated position of the upper tiers provides glimpses of the surrounding area, adding to the garden's appeal. With some thoughtful landscaping, this sloped garden could become a truly impressive outdoor retreat.

To the front, a driveway provides convenient off-road parking, alongside an attached garage which adds further storage or parking options, while offering potential for conversion or future development (subject to the necessary permissions). The home is set back from the road, with a modest front garden and pathway, contributing to its traditional kerb appeal.

**Garage** - 9'7" (max) × 21'10" (max) (2.93m × 6.67m)

**Basement** - 16'8" × 13'7" (5.08m × 4.15m)

**EPC Rating** - E

**Council Tax Band** - C

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

**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.

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## Directions

Heading out of Bude along The Strand continue to the mini roundabout, turning left along Bencoolen Road and turn right into Kings Hill opposite the petrol station, follow the road up the hill whereupon the driveway to number 57 will be found after a short distance on the left side with a Bond Oxborough Phillips 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		