



Bond
Oxborough
Phillips

Changing Lifestyles

Mardenia Court
Bencoolen Road
Bude
Cornwall
EX23 8PJ

Asking Price: £475,000

Freehold



Changing Lifestyles

**01288 355 066
bude@bopproperty.com**

Mardenia Court, Bencoolen Road, Bude, Cornwall, EX23 8PJ

- DETACHED SPLIT LEVEL BUNGALOW
- 3 BEDROOMS
- 2 EN SUITE
- 2 RECEPTION ROOMS
- DOUBLE GARAGE
- DRIVEWAY/PARKING
- LANDSCAPED GARDENS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CENTRAL LOCATION
- EPC: D
- COUNCIL TAX BAND: D



Enjoying a most convenient location close to the town centre and beaches an immaculately presented 3 bedroom (2 en-suite) detached split level bungalow with landscaped gardens, driveway and double garage. Versatile living space with the benefit of double glazed windows complemented by gas central heating.



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Mardenia Court enjoys a convenient and central location within this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. It's three local bathing beaches all lying amidst the famed rugged North Cornish coastline provide a whole host of watersports and leisure activities together with many breath taking cliff to coastal 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.



Property Description

Front Entrance Porch

Reception Hall - Split level.

Living Room - 19'7" x 15'7" (5.97m x 4.75m)

A light and airy dual aspect room with door opening onto pleasant seating terrace.

Dining Room - 15'6" x 10'9" (4.72m x 3.28m)

Window to front, door to Bedroom 3.

Kitchen - 15'7" x 10'8" (4.75m x 3.25m)

Fully fitted comprising an extensive range of high quality base and wall mounted cupboards with work surfaces incorporating composite 1 1/2 bowl single drainer sink unit with mixer taps. Integrated fridge and dishwasher, built-in double oven, 4 ring ceramic hob with extractor over, Leads to Utility.

Bedroom 1 - 13' x 11' (3.96m x 3.35m)

Double bedroom with generous built in wardrobe and window to rear elevation. Door to:

Ensuite Shower Room - 7'11" x 5'1" (2.41m x 1.55m)

Double enclosed shower cubicle with 'Mira Visor' shower over, pedestal wash hand basin, low flush WC and window to rear elevation.

Bedroom 2 - 12'7" (Max) x 11' (3.84m (Max) x 3.35m)

Double bedroom with window to rear elevation and door to ensuite WC and wall hung wash hand basin.

Bedroom 3/Study - 10'8" (Max) x 10'8" (3.25m (Max) x 3.25m)

Double bedroom with useful built in wardrobes and window to rear elevation.

Bathroom - 11'10" (3.6) (Max) x 6'7" (2) (Max)

Corner panel bath with mixer taps, 'Mira Visor' shower over, pedestal wash hand basin, low flush WC and window to front elevation.

Utility - 7'2" x 4'9" (2.18m x 1.45m)

Space for tall fridge freezer and window to rear elevation. Door to double garage.

Outside - The property is approached through double opening entrance gates leading to parking/turning area and access to Double Garage. The gardens mainly extend to the rear and comprise a raised area of lawn with access to a further enclosed garden laid to lawn with raised vegetable beds and useful garden shed. An elevated decking area provides a sunny seating area with useful Summerhouse providing an ideal spot for al fresco dining. A paved patio adjoins the rear of the property together with a further paved amenity area. A timber decked terrace and patio are located to the front, adjoining the living room.

Double Garage - 20'10" (6.35) (Max) x 18'3" (5.56) (Max)

Twin up and over vehicle doors one has an electric door. A range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit, space and plumbing for washing machine and recess for under counter freezer. Door to WC and wash hand basin. Windows to side elevation.

Services - Mains gas, electric, water and drainage.

EPC - Rating D

Council Tax - Band D



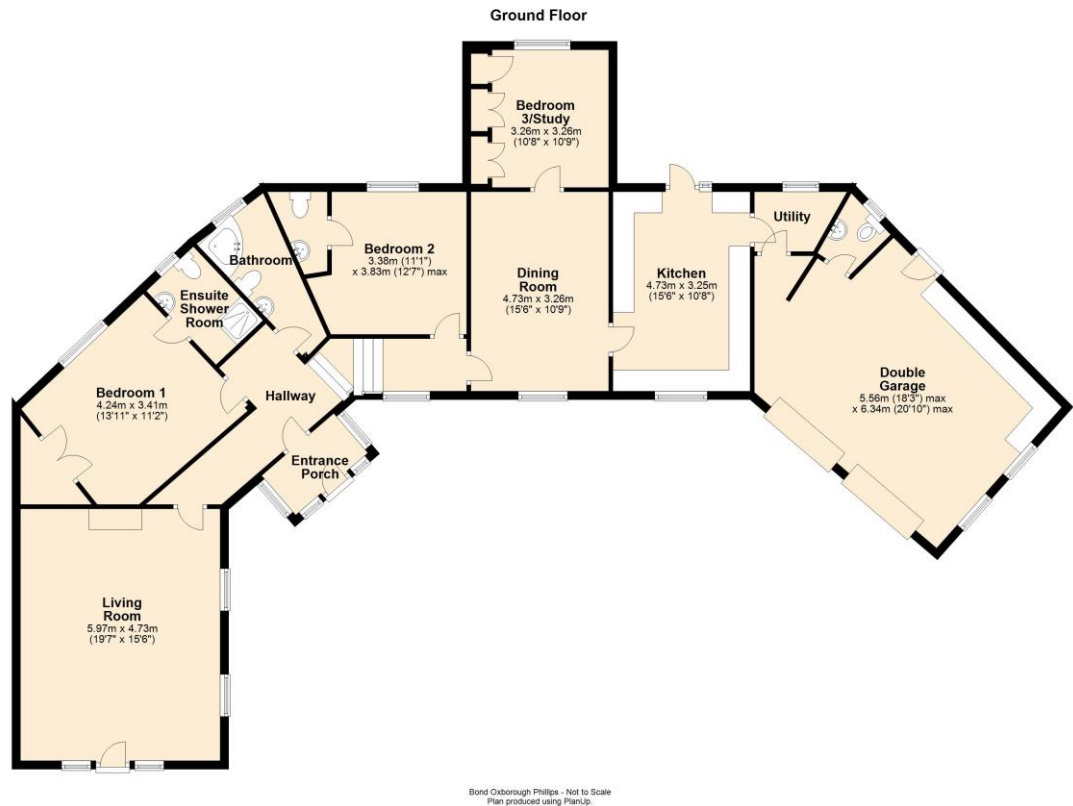
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bude town centre proceed along The Strand and at the mini-roundabout take the first exit into Bencoolen Road whereupon the property will be found within a short distance on the left hand side, with a Bond Oxborough Phillips for sale sign clearly displayed.

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.

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