



Bond
Oxborough
Phillips

Changing Lifestyles

3 Cherrill Gardens
Bude
Cornwall
EX23 8SL

Asking Price: £299,950 Freehold



Changing Lifestyles

01288 355 066
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3 Cherrill Gardens, Bude, Cornwall, EX23 8SL



- 2 BEDROOMS
- 2 RECEPTION ROOMS
- TERRACED BUNGALOW
- SUPERBLY PRESENTED THROUGHOUT
- GARAGE
- LANDSCAPED FRONT AND REAR GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION
- WALKING DISTANCE TO TOWN AND LOCAL BEACHES
- EPC: D
- COUNCIL TAX BAND: B



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An opportunity to acquire this immaculately presented 2 bedroom, 2 reception room mid terraced bungalow in this sought after residential area in this popular coastal town. The residence offers superbly presented accommodation throughout complemented by gas fired central heating and double glazed windows, Front and rear enclosed gardens. Garage in nearby block. EPC Rating D. Council Tax Band B.

Cherrill Gardens enjoys a most desirable cul de sac position within a sought after residential area lying towards the outskirts of this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. 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.

Front Entrance Lobby

Living Room - 18'6" x 10'9" (5.64m x 3.28m)
A spacious room with large window to front elevation.

Inner Hallway

Kitchen

 - 8'9" x 7'10" (2.67m x 2.4m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating an inset stainless steel single bowl sink with drainer unit. Integrated cooker with 4 ring gas hob and extractor system over. Space for tall fridge/ freezer. Window to rear elevation.

Dining/ Sun Room

 - 18'3" x 7'6" (5.56m x 2.29m)

A superb light and airy reception room with fitted skylights, windows and sliding doors to enclosed rear garden. Ample space for dining table and chairs.

Bedroom 1

 - 10'11" x 10'11" (3.33m x 3.33m)

Double bedroom with internal window to rear elevation.

Bedroom 2

 - 9'1" x 8'9" (2.77m x 2.67m)

Window to front elevation.

Shower Room

 - 6'7" x 5'8" (2m x 1.73m)

Enclosed double shower cubicle with power shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail.

Outside - Low maintenance landscaped front and enclosed rear garden comprising a paved patio area with steps leading up to a lawn garden area bordered by close board fencing and low stone wall on the rear boundary. An additional patio area is situated at the rear of the gardens enjoying an ideal spot for al fresco dining. A single garage in a block is located opposite the bungalow with space for a car in front.

Garage

 - 16' x 8'1" (4.88m x 2.46m)

Up and over vehicle entrance door.

Services - Mains electric, gas, water and drainage.

EPC - Rating D

Council Tax - Band B



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Directions

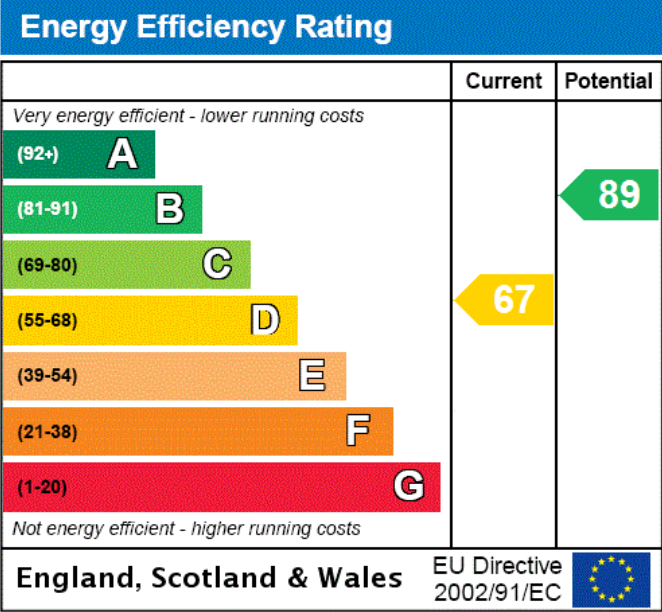
From Bude town centre proceed out of the town towards Poughill along Golf House Road passing Flexbury Church on the right hand side and continue around the sharp right hand bend and take the next left hand turning into Trevella Road. Proceed up the hill taking the first left hand turning into Petherick Road followed by the next left hand turning into Cherrill Gardens, continue down the road and number 3 will be found on your left hand 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.



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