



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Kernow Crescent  
Bude  
Cornwall  
EX23 8QR

**Asking Price: £240,000**

**Freehold**



**Changing Lifestyles**

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



1 Kernow Crescent, Bude, Cornwall, EX23 8QR



- Three-bedroom end-of-terrace home
- Well-presented throughout with modern décor
- Modern fitted kitchen and separate utility room
- Enclosed rear garden with patio and lawn
- Within walking distance of Bude town centre, beaches, and schools.
- Ideal for first-time buyers, families, or investors
- Offered for sale with no onward chain
- EPC Rating: D
- Council Tax Band: B



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1 Kernow Crescent, Bude, Cornwall, EX23 8QR

**3 Bedroom end of terrace home situated only a short distance from local amenities, town centre and schools.**

**Positioned within walking distance of Bude's town centre, beaches, and a range of local amenities, this beautifully presented three-bedroom end-of-terrace home offers an excellent opportunity for first-time buyers, investors, or growing families. With nearby schools, supermarkets, and leisure facilities all easily accessible, the property has versatile and comfortable accommodation throughout.**

**The accommodation is thoughtfully arranged, featuring a spacious living room with doors opening onto the rear garden, a modern kitchen, utility room, and WC. Upstairs, there are three well-proportioned bedrooms and family bathroom. Outside, the enclosed garden is mainly laid to lawn with patio area providing the perfect space for al-fresco dining and gate leading providing rear access. Ample on-street parking available nearby.**

**Offered for sale with no onward chain, this freehold property presents a fantastic opportunity to secure a comfortable and conveniently located home in this popular North Cornwall town. Early viewing is highly recommended.**

**Entrance Hall** - 13'6" x 5'5" (4.11m x 1.65m)

**Kitchen** - 10'6" x 10'1" (3.2m x 3.07m)

**Living Room** - 13'1" x 13'2" (4m x 4.01m)

**Utility Room** - 11' x 5'6" (3.35m x 1.68m)

**WC** - 4'8" x 2'11" (1.42m x 0.9m)

**First Floor Landing**

**Bedroom 1** - 12'8" x 7'11" (3.86m x 2.41m)

**Bedroom 2** - 11'8" x 11' (3.56m x 3.35m)

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

**Bathroom** - 5'5" x 7'11" (1.65m x 2.41m)

**Outside** - The front garden is fully enclosed with low-level fencing, featuring a well-maintained lawn and mature shrubs. To the rear, the garden is private and enclosed, designed for low maintenance with a combination of lawn and gravelled seating areas and a gate providing rear access.

**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



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Directions

From Bude town centre proceed out of the town towards Stratton, turn right into kings hill just after passing the petrol station and immediately left into Berries Avenue. Continue for approximately 350 yards whereupon 1 Kernow Crescent will be found on the left.

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	59 D	
39-54	E		
21-38	F		
1-20	G		