



Bond
Oxborough
Phillips

Changing Lifestyles

74 Valley Road
Bude
Cornwall
EX23 8ES

Asking Price: £350,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

74 Valley Road, Bude, Cornwall, EX23 8ES



- Immaculately presented 3-bedroom mid-terrace home
- Sought-after residential location within walking distance of Bude town, schools and beaches
- Stylish open-plan lounge/kitchen/dining room with sliding doors opening onto the rear garden
- Two modern bathrooms comprising family bathroom and separate ground floor shower room
- Three bedrooms—ideal for families or guests
- Beautifully landscaped, enclosed rear garden with seating and lawn areas
- Gas central heating and double glazing throughout
- Ready to move into with minimal maintenance required
- Perfect as a main residence, investment or coastal bolt-hole
- No onward chain
- EPC: C
- Council Tax Band: C



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Beautifully Presented 3 Bedroom Home with Landscaped Garden & off street parking, Just a Short Walk from Bude Town and Beaches

Set within one of Bude’s most popular residential roads, just a short walk from the town centre, beaches and schools, 74 Valley Road is a stylish and deceptively spacious three-bedroom, two-bathroom mid-terrace home offering modern, open plan living in a newly renovated property.

Beautifully presented throughout, the property enjoys light-filled living spaces, including a generous front-facing sitting room linked to a large open-plan kitchen/dining room that forms the heart of the home—ideal for entertaining or relaxed family living. The kitchen benefits from an adjoining utility room with space for fridge/freezer and washing machine. The kitchen opens directly onto a thoughtfully landscaped, rear garden, creating seamless indoor-outdoor flow. There is a useful ground floor shower room and WC.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a modern family bathroom, including a contemporary family bathroom.

Externally, the property benefits from a private and versatile rear garden, mainly laid to lawn with a newly planted griselinia hedge along the rear boundary. There is a newly created area of composite decking directed to the rear providing a seating area and a seamless link between the house and garden.

With its superb location and walk-in presentation, this home is ideal for families, professionals, or anyone looking to enjoy the best of life by the Cornish coast.

Entrance Porch - 5'1" x 3'1" (1.55m x 0.94m)

Entrance Hall - 12'5" x 5'11" (3.78m x 1.8m)

Shower Room - 7' x 5'4" (2.13m x 1.63m)

Lounge - 12'4" x 11'4" (3.76m x 3.45m)

Dining Area - 9'10" x 9'9" (3m x 2.97m)

Kitchen/Breakfast Room - 16'5" x 8'9" (5m x 2.67m)

Utility - 7'1" x 4' (2.16m x 1.22m)

First Floor Landing

Bedroom 1 - 12'5" x 9'1" (3.78m x 2.77m)

Bedroom 2 - 10'8" x 10'1" (3.25m x 3.07m)

Bedroom 3 - 8'1" x 7'10" (2.46m x 2.4m)

Bathroom - 6'5" x 5'6" (1.96m x 1.68m)

Outside - The residence is approached via a shared entrance driveway (owned by 74) leading to a tarmac driveway with off road parking for 2 vehicles.

The rear garden at 74 Valley Road is a real feature of the property—thoughtfully landscaped and offers a private, practical and attractive outdoor space that’s perfect for family life and entertaining.

Immediately outside the kitchen/diner is a stylish composite decking area, ideal for outdoor dining or summer barbecues, framed by timber sleepers. A well-maintained lawn, flanked by griselinia hedging and timber fencing, offering a safe and enclosed space for children and pets to enjoy. Useful new timber shed.

Services - Mains gas, electric, water and drainage.

EPC - Rating C

Council Tax - Band C

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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	15 Mbps
Vodafone	●	Superfast	44 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton and upon approaching Bude service station take the left hand turning into Valley Road. Proceed to the end of Valley Road and take the right hand turning passing Budehaven Community School whereupon the shared entrance drive leading into the property will be found at the top of the road on the right hand side.

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