



Bond
Oxborough
Phillips

Changing Lifestyles

20 Fosters Way
Bude
Cornwall
EX23 8HF

Asking Price: £349,950 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

20 Fosters Way, Bude, Cornwall, EX23 8HF



- Detached two-bedroom bungalow in a quiet residential area
- Bright and spacious living room with dual aspect
- Kitchen with adjoining side porch
- Sunroom with garden access
- Private driveway and garage
- Generous rear garden with patio, lawn, and greenhouse
- Large shed/workshop ideal for storage or hobbies
- Close to town amenities, local bus routes and coastal walks
- EPC: D
- Council Tax Band: C



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Spacious two-bedroom detached bungalow with sunroom, garage, and enclosed rear garden, situated in a peaceful cul-de-sac close to Bude's town centre and beaches.

Positioned in a popular residential setting within easy reach of Bude's town centre and beaches, 20 Fosters Way offers a superb opportunity to acquire a spacious and versatile two bedroom detached bungalow. The accommodation has a practical layout, making it ideal for those seeking single-storey living without compromising on space.

Internally, the home comprises an entrance hallway, generous living room, and a well-equipped kitchen which opens to a handy side porch. There are two double bedrooms, a modern shower room, and a beautifully extended sunroom which provides an ideal relaxation space with direct access to the garden.

An added bonus is the entrance driveway providing extensive off road parking, integral garage and shed/workshop, perfect for storage, hobbies. This bungalow offers plenty of flexibility for retirees, small families, or buyers looking to downsize near the coast.

Hallway - 2'11" x 14'5" (MAX) (0.9m x 4.4m (MAX))

Living Room - 16' x 11'3" (4.88m x 3.43m)

Kitchen - 13'7" x 10'1" (4.14m x 3.07m)

Side Porch - 9'8" x 2'5" (2.95m x 0.74m)

Bedroom 1 - 12'10" x 11'3" (3.9m x 3.43m)

Bedroom 2 - 9'3" x 10'1" (2.82m x 3.07m)

Sunroom - 10'7" x 15'10" (3.23m x 4.83m)

Garage - 18'3" x 8'4" (5.56m x 2.54m)

Shed - 13'4" x 7'6" (4.06m x 2.29m)

Outside - The property sits on a good sized plot in a quiet cul-de-sac and boasts well-maintained gardens to the front and rear. The front garden is laid to gravel with an adjoining driveway providing ample off-road parking and access to the garage.

The rear garden is a delightful and secure low maintenance space, mainly laid to patio with artificial lawn areas perfect for outdoor dining. The garden enjoys a good degree of privacy and benefits from mature hedging, raised beds, and a greenhouse. A substantial timber shed/workshop is situated at the rear of the garage, offering additional practical space for storage or hobbies.

EPC - Rating D.

Council Tax - Band C.

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

Directions

From Bude town centre, proceed out of the town along Golf House Road towards Poughill, and turn right at Flexbury Church keeping the golf course on the right hand side. Take the second right hand turning into East Fairholme Road. Proceed along this road, and take the second right hand turning into Fosters Way. Follow the road around to the left whereupon number 20 will be found on the left hand side with a for sale board clearly displayed.

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