



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Fairwinds  
16 Manor Road  
Bude  
Cornwall  
EX23 8PX

**Asking Price: £385,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

Fairwinds, 16 Manor Road, Bude, Cornwall, EX23 8PX



- 3 BEDROOMS
- DETACHED BUNGALOW
- GENEROUS SIZED PLOT
- OFF ROAD PARKING
- GARAGE
- WALKING DISTANCE OF TOWN CENTRE AND LOCAL BEACHES
- SOLAR PANELS AND 6.5KW BATTERY SYSTEM
- EPC: C
- COUNCIL TAX BAND: D



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An exciting opportunity to acquire this well presented 3 bedroom detached bungalow occupying a generous plot, the gardens have been extensively landscaped by the current vendors, with the residence situated in a most convenient location within walking distance to the popular town centre and beaches. The residence offers spacious and versatile accommodation throughout with PV solar panels, 6.5kw battery system, driveway and garage. EPC Rating C. Council Tax Band D.

Manor Road enjoys a convenient location situated within walking distance of the centre of this popular coastal town which supports a useful and comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many areas of outstanding natural beauty and popular bathing beaches, with the local sandy bathing beaches providing a whole host of water sports and leisure activities. The bustling market town of Holsworthy lies some 10 miles inland and 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 network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.

**Entrance Hall** - Store cupboard, access to the loft. Doors leading to;

**Kitchen Dining Room** - 20' x 9'7" (6.1m x 2.92m)  
A fitted range of modern style wall and base units with work surfaces over incorporating a sink/drain with mixer tap, induction hob with extractor fan over. Built in eye level cooker. Space and plumbing for washing machine. Ample space for dining table and chairs. Windows to the rear and side elevations overlooking the gardens. Door leading to the rear garden.

**Living Room** - 14'1" x 12'6" (4.3m x 3.8m)  
Ample space for living suite, inset feature fireplace with wood burning stove. Windows to the side and front elevations with distance countryside views.

**Bedroom 1** - 10'10" x 9'4" (3.3m x 2.84m)  
Built in wardrobes. Window to front elevation

**Bedroom 2** - 9'4" x 8'8" (2.84m x 2.64m)  
Built in wardrobes. Window to rear elevation

**Bedroom 3** - 9'4" x 9'1" (2.84m x 2.77m)  
Window to front elevation

**Family Bathroom** - 9'4" x 8'4" (2.84m x 2.54m)  
Comprising of a wet room style cubicle with electric shower over, freestanding bath, vanity unit with inset hand wash basin and low level WC. Frosted window to rear elevation. Airing cupboard. Extractor fan.

**Garage** - 18'3" x 8'6" (5.56m x 2.6m)  
Up and over door to front elevation with pedestrian door the rear. Power and light connected. Window to rear elevation.

**Outside** - To the front of the property is a drive providing parking of a car and access to the garage. The front gardens are mainly laid to lawn with mature shrubs. To the rear of the property is a generous size garden with many shrubs and flower beds, benefiting from a summerhouse, patio area and a shed with power and light connected.

**Services** - Mains water, electric and drainage. Electric heating. PV Solar panels with 6.5kw battery system and feeding to the tariff.

**EPC** - Rating C.

**Council Tax Band** - D.

**Anti Money Laundering** - 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 which will only be used for this purpose. We carry out this through iamproperty a secure platform to protect your data. Each owner will be required to pay £20 upon our instruction to carry out these checks prior to the property being advertised.



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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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Bude Town centre proceed out of the town passing the Fuel station on the left hand side and continue up Stratton Road turning right into Hawthorne Avenue and then take the first left into Manor Road. Continue along the road and turn right whereupon the property will be found on the left hand side.

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