



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Fulmar Road  
Bude  
Cornwall  
EX23 8FL

**Asking Price: £290,000**

**Freehold**



**Changing Lifestyles**

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



3 Fulmar Road, Bude, Cornwall, EX23 8FL



- 3 BEDROOM (1 EN-SUITE)
- WELL PRESENTED THROUGHOUT
- SITUATED IN A SOUGHT AFTER AND CONVENIENT LOCATION
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING SPACE AND GARAGE
- GAS CENTRAL HEATING



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3 Fulmar Road, Bude, Cornwall, EX23 8FL

**Located in a desirable modern development in Bude, North Cornwall, this beautifully presented three-bedroom home offers a perfect balance of style, comfort, and convenience.**

**Set in a convenient location the property is within easy reach of Bude's sandy beaches, scenic coastal walks, local schools, and the vibrant town centre. The well-proportioned accommodation includes a spacious open-plan living and dining area filled with natural light, a modern kitchen, and a useful ground floor WC. Upstairs, there are three bedrooms, with the principal bedroom enjoying its own en-suite shower room, alongside a contemporary family bathroom.**

**Outside, the generous rear garden is mainly laid to lawn with attractive decking areas, creating a superb space for relaxation and entertaining. To the front, there is off-road parking and a garage providing excellent storage or further parking options.**

**The property is well presented throughout and offers an ideal opportunity for families, couples, or those seeking a stylish coastal home in one of North Cornwall's most sought-after locations.**

**The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.**

**Entrance Hall** - 4'2" x 9'8" (1.27m x 2.95m)

**WC** - 3'1" x 5'11" (0.94m x 1.8m)

**Kitchen** - 8' x 9'2" (2.44m x 2.8m)

**Living/Dining Area** - 15'6" x 16'7" (4.72m x 5.05m)

**First Floor Landing**

**Bedroom 1** - 10'2" x 9'1" (3.1m x 2.77m)

**En-Suite** - 4'4" x 6'8" (1.32m x 2.03m)

**Bedroom 2** - 8'10" x 10'3" (2.7m x 3.12m)

**Bedroom 3** - 6'8" x 10'4" (2.03m x 3.15m)

**Bathroom** - 5'6" x 6'10" (1.68m x 2.08m)

## Changing Lifestyles

**Garage** - 9' x 18'1" (2.74m x 5.5m)

**Outside** - The property enjoys a low-maintenance frontage with a private driveway providing off-road parking and access to a single garage with up-and-over door. To the rear, the property offered a generous sized garden mainly laid to lawn with a raised decking area to the rear providing a secluded corner, perfect for alfresco dining. The garden is designed with ease of upkeep in mind, making it perfect for families, retirees, or those looking for a low-maintenance space to relax and enjoy the outdoors.

**EPC** - Rating B.

**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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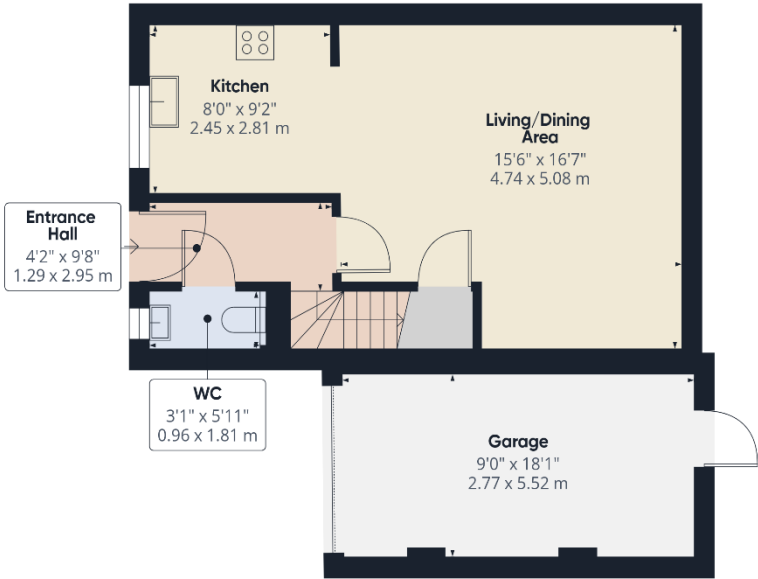
3 Fulmar Road, Bude, Cornwall, EX23 8FL



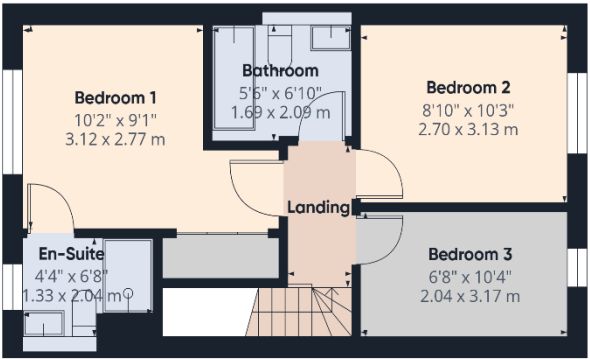
## Have a property to sell or let?

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.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
944 ft<sup>2</sup>  
87.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	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 turn right. At the Morrison's roundabout take the third exit. Proceed along Sandpiper Road and onto Widgeon Road taking the next left hand turn into Fulmar Road. Follow the road and after a short distance 3 Fulmar Road will be found on the left hand side.

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