



Bond
Oxborough
Phillips

Changing Lifestyles

9 Cherrill Gardens
Bude
Cornwall
EX23 8SL

Asking Price: £325,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com



- Well-presented 2-bedroom detached bungalow in a quiet location
- Low-maintenance rear garden with artificial lawn and patio areas
- Detached single garage
- Conveniently located close to local amenities and transport links
- Within easy reach of the stunning North Cornish coastline



9 Cherrill Gardens, Bude, Cornwall, EX23 8SL

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This attractive home offers light, airy, and versatile accommodation, perfect for those seeking single-level living in a convenient location.

The property features an open-plan kitchen/dining room with a range of fitted units, integrated appliances, and a skylight flooding the space with natural light. The adjoining lounge provides a comfortable and relaxing setting, while the two well-proportioned bedrooms include a generous principal bedroom with ample space for furnishings. The contemporary shower room completes the internal layout.

Outside, the low-maintenance rear garden enjoys a sunny aspect with areas of artificial lawn, patio, and well-kept planted borders, ideal for al fresco dining and easy upkeep. The property also benefits from a detached single garage.

Situated within easy reach of local amenities, transport links, and the beautiful North Cornish coastline, 9 Cherrill Gardens offers a superb opportunity for a variety of buyers, including retirees, couples, or those seeking a holiday retreat.

Cherrill Gardens enjoys a most desirable cul de sac position within a sought after residential area lying towards the outskirts of this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. The bustling market town of Holsworthy lies some 10 miles inland whilst 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.

Open Plan Kitchen/Dining/Living Area - 20'10" x 17'9" (6.35m x 5.4m)

Hallway - 9'9" x 4' (2.97m x 1.22m)

Bedroom 1 - 18'5" x 10'10" (5.61m x 3.3m)

Bedroom 2 - 11'7" x 8'8" (3.53m x 2.64m)

Shower Room - 9'4" x 5'5" (2.84m x 1.65m)

Garage - 8'4" x 16'4" (2.54m x 4.98m)

Outside - The front garden is mainly laid to lawn with a pathway leading to the entrance, complemented by established shrubs and flowering plants.

To the rear, a low-maintenance garden features an attractive artificial lawn, paved seating areas ideal for relaxing or entertaining.

The property also benefits from a driveway providing off-road parking and access to a single garage.

EPC - Rating C.

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.



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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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Poughill along Golf House Road passing Flexbury Church on the right hand side and continue around the sharp right hand bend and take the next left hand turning into Trevella Road. Proceed up the hill taking the first left hand turning into Petherick Road followed by the next left hand turning into Cherrill Gardens, continue down the road and number 9 will be the last property on your left hand side.