



Bond
Oxborough
Phillips
Changing Lifestyles

20 Coast View
Bude
Cornwall
EX23 8AG

Asking Price: £335,000
Freehold



Changing Lifestyles

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- Well-presented three-bedroom semi-detached home
- Two reception rooms
- Ample driveway parking
- Enclosed level rear garden, ideal for entertaining
- Single garage with additional storage potential
- Sought-after residential location easy access to coastal walks, schools, and local shops
- Viewing highly recommended
- EPC: D & Council Tax Band: B



Occupying an enviable position within one of Bude’s most sought-after residential locations, this well presented three-bedroom semi-detached home offers generous accommodation, a superb rear garden, all within easy reach of the town centre, beaches, and local amenities.

The light and welcoming entrance hallway leads you through to a welcoming living room, perfectly complemented by a separate dining room — ideal for entertaining, family gatherings or even a home office. The heart of the home is undoubtedly the well-appointed kitchen, fitted with an extensive range of quality units, integrated appliances, and a pleasant outlook over the rear garden.

Upstairs, you will find three well-proportioned bedrooms, each enjoying good natural light, along with a modern family bathroom. The principal bedroom benefits from generous proportions and a peaceful dual-aspect.

Outside, the property offers a large private driveway to the front, easily accommodating several cars. A single garage is positioned to the side of the property connected with power and lighting, perfect for secure parking or additional storage space. The rear garden is a fantastic size, laid mainly to lawn with space for outdoor dining, children’s play, and summer barbecues, all bordered by mature planting and fencing for privacy.

Located in a quiet residential area, Coast View offers a rare combination of space, style, and convenience. The property is perfectly placed to enjoy Bude’s award-winning beaches, scenic canal walks, and the wealth of independent shops, cafés, and restaurants the town has to offer.

Hallway - 11'9" x 4'10" (3.58m x 1.47m)

Dining Room - 10'10" x 9'10" (3.3m x 3m)

Living Room - 10'4" x 12'8" (3.15m x 3.86m)

Kitchen - 10'4" x 16'10" (3.15m x 5.13m)

Rear Porch - 3'10" x 3'10" (1.17m x 1.17m)

First Floor

Bedroom 1 - 10'5" x 16'10" (3.18m x 5.13m)

Bedroom 2 - 10'10" x 10'2" (3.3m x 3.1m)

Bedroom 3 - 10'10" x 9'8" (3.3m x 2.95m)

Bathroom - 7'9" x 5'8" (2.36m x 1.73m)

Garage - 8'8" x 17'11" (2.64m x 5.46m)

Outside - Outside, the property is approached via a generous private driveway providing off-road parking for several vehicles and leading to the single garage, ideal for storage or workshop use.

To the rear lies a superb enclosed garden — a true highlight of the property. Predominantly laid to lawn, it offers an excellent expanse of level ground, perfect for children to play, summer entertaining, or simply relaxing in the sunshine. Well-

stocked borders with plants to soften the boundaries, while timber fencing provides a secure and private setting. A paved seating area offers the ideal spot for al fresco dining, with plenty of scope for a vegetable patch or further landscaping should you wish.

The garden also benefits from useful outbuildings, including a timber shed for garden equipment, and side access connects seamlessly to the front of the home.

With its size, privacy, and versatility, the outside space at Coast View perfectly complements the generous interiors — a true asset for family life or those who love to spend time outdoors.

Services - Mains electric, water and drainage. Gas-fired central heating.

Agents Note - 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	9 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1800 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



Directions

From Bude town centre proceed out of the town towards Stratton passing the roundabout at Morrison's supermarket and into Coast View, continue along this road for a short distance whereupon the property can be found on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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

