



Bond
Oxborough
Phillips

Changing Lifestyles

9 Sanderling Close
Bude
Cornwall
EX23 8GJ

Asking Price: £379,950 Freehold



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01288 355 066
bude@bopproperty.com

9 Sanderling Close, Bude, Cornwall, EX23 8GJ



- Attractive 3 bedroom (1 ensuite) detached house in popular residential location
- Spacious dual-aspect living room
- Modern kitchen/diner with French doors to garden
- Utility area and ground floor WC
- Main bedroom with en-suite
- Family bathroom with contemporary suite
- Enclosed rear garden with lawn and patio
- Driveway parking and attached garage
- Easy access to schools, town centre, and beaches
- Ideal family home
- EPC: B
- Council Tax Band: D



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A smartly presented 3 bedroom detached family home with enclosed garden, driveway parking, garage, and modern kitchen/diner. Set in a popular residential development close to Bude’s schools, shops, and stunning coastline.

Situated in a desirable and well-established residential area of Bude, this appealing 3 bedroom detached house offers a great opportunity for growing families or those looking for a modern home within easy reach of the town and beaches. The property is well laid out across two floors, with a bright and welcoming feel throughout.

A generous entrance hall provides a sense of space on arrival and leads into the main living room. The open-plan kitchen/dining room overlooks the garden and provides ample space for cooking, dining, and socialising, with French doors opening onto the patio. A handy utility area and separate WC complete the ground floor.

Upstairs, the accommodation comprises three bedrooms—two doubles and one single—with the main bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

This well-balanced property is ideal for those wanting a turn-key family home in a convenient location. EPC Rating B. Council Tax Band D.

Location

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 it's 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 - 17'1" x 6'4" (5.2m x 1.93m)

Living Room - 14' x 11' (4.27m x 3.35m)

Kitchen/Dining Room - 18' x 10'3" (5.49m x 3.12m)

Utility Room - 6'2" x 5'3" (1.88m x 1.6m)

WC - 6'1" x 5'6" (1.85m x 1.68m)

First Floor Landing

Bedroom 1 - 13'4" x 10'8" (4.06m x 3.25m)

Ensuite - 8'3" x 5'1" (2.51m x 1.55m)

Bedroom 2 - 10'10" x 9'1" (3.3m x 2.77m)

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Bedroom 3 - 11'6" x 7' (3.5m x 2.13m)

Bathroom - 7' x 6'3" (2.13m x 1.9m)

Outside - The property occupies a pleasant position within the development, with a brick-paved driveway providing parking in front of the attached garage, where an EV charger is installed. The enclosed rear garden enjoys a high degree of privacy and sunshine, featuring a level lawn, patio, and terraced decking—perfect for relaxing, entertaining, or children’s play. Outdoor electrics are in place for a hot tub, and mature planting adds character while fencing provides security. A side gate leads to the front, and the garage offers useful storage or potential for conversion, subject to the necessary consents.

Garage - 17'9" x 8'11" (5.4m x 2.72m)

EPC - Rating B

Council Tax - Band D

Service Charge - Estate service charge TBC.

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.

Mobile Coverage		Broadband	
EE	●	Basic	13 Mbps
Vodafone	●	Superfast	79 Mbps
Three	●	Ultrafast	1800 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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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		94 A
81-91	B	84 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 Morrisons roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next right hand turn into Sanderling Close. Follow the cul de sac round to the left, where number 9 will be found after a short distance on your left hand side.

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