



Bond
Oxborough
Phillips
Changing Lifestyles

12 Southfield Road
Bude
Cornwall
EX23 8DN

Asking Price: £300,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

12 Southfield Road, Bude, Cornwall, EX23 8DN



- 3 Bedrooms
- Semi-detached home
- Convenient location within walking distance of Bude town centre, beaches, schools, and amenities
- Enclosed low maintenance front and rear gardens
- Basement offering additional versatile space, ideal for storage, utility, or potential home office



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Located on Southfield Road in Bude, this three-bedroom home offers versatile accommodation and excellent potential, making it an appealing choice for families, first-time buyers, or investors. The ground floor features a bright living room with a bay window, and kitchen/diner with ample space for both cooking and dining. Upstairs, there are three bedrooms all served by a family shower room.

The property also benefits from a useful basement, providing excellent storage or scope for future development (subject to any necessary consents). Outside, the rear garden is designed for low maintenance and provides a pleasant space to sit out, while the front garden enhances the home's kerb appeal.

Set in a highly convenient position, the property is just a short walk from Bude's town centre, popular beaches, picturesque canal, as well as local schools and everyday amenities.

Available with no onward chain, this is a fantastic opportunity to secure a home in one of Cornwall's most desirable coastal towns. EPC: TBC. Council Tax Band B.

Southfield Road enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies within 10 miles inland while 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.

Entrance Porch - 1'7" x 8'3" (0.48m x 2.51m)

Entrance Hall - 14'2" x 6' (4.32m x 1.83m)

Kitchen/Dining Room - 8'8" x 18'5" (2.64m x 5.61m)

Living Room - 14'1" x 12' (4.3m x 3.66m)

Rear Porch - 3'1" x 4' (0.94m x 1.22m)

First Floor Landing

Bedroom 1 - 11'10" x 9'1" (3.6m x 2.77m)

Bedroom 2 - 10'11" x 10'10" (3.33m x 3.3m)

Bedroom 3 - 7'4" x 7' (2.24m x 2.13m)

Shower Room - 5'7" x 6'5" (1.7m x 1.96m)

Hobby/ Office - 5'11" x 10'7" (1.8m x 3.23m)

WC - 2'7" x 5'5" (0.79m x 1.65m)

Basement Store Room

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

Outside - The property is approached via a low maintenance paved front garden with pathway leading to the front door. Pedestrian access to the side providing access to the rear garden. The garden to the rear is low-maintenance garden is mainly laid to gravel with a pathway leading to the paved area perfect for entertaining or enjoying the sun. The rear garden offers the opportunity for further landscaping, whether you prefer to add more greenery or create a space for outdoor dining and socialising. This home offers an excellent balance of indoor and outdoor living, perfect for anyone seeking a property with both functionality and charm.

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.



Approximate total area⁽¹⁾
1112 ft²
103.1 m²

(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

EPC: TBC

Directions

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Take the next right hand turning into Bramble Hill and right again into Pathfields. The entrance to Southfield Road is on the left hand side whereupon Number 12 will be found on the right hand side.

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