



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

37 Pintail Close  
Bude  
Cornwall  
EX23 8FQ

**Asking Price: £385,000 Freehold**



*Changing Lifestyles*

01288 355 066

[bude@bopproperty.com](mailto:bude@bopproperty.com)



- 4 BEDROOM DETACHED HOME
- SITUATED IN THE SOUGHT AFTER AND CONVENIENT LOCATION
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN WITH DECKING AREA
- OFF ROAD PARKING AND GARAGE



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**Well-presented four bedroom detached family home with garage within walking distance of local amenities and schools.**

**Situated on the convenient and sought after location, this beautifully presented four-bedroom detached home offers a superb combination of modern design, generous proportions, and a prime position within easy reach of Bude's town, beaches, and schools.**

**Stepping into the property, you are greeted by a spacious hallway leading to the light-filled living and dining room — an inviting space with neutral décor and a comfortable, contemporary feel, ideal for relaxing or entertaining.**

**The stylish kitchen/breakfast room is fitted with sleek white cabinetry, warm wood-effect worktops, and integrated appliances.**

**Upstairs, four well-appointed bedrooms include a superb principal suite with its own ensuite shower room. Three further bedrooms provide excellent versatility for family, guests, or home working, alongside a modern family bathroom.**

**Outside, the enclosed rear garden offers a delightful blend of lawn, landscaped borders, and a decked seating area — perfect for summer dining and entertaining. The property also benefits from driveway parking and a garage.**

**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** - 3'4" x 11'9" (1.02m x 3.58m)

**Kitchen** - 9'3" x 11'8" (2.82m x 3.56m)

**Living/Dining Room** - 16'7" x 17'3" (5.05m x 5.26m)

**WC** - 3'2" x 5'9" (0.97m x 1.75m)

### **First Floor Landing**

**Bedroom 1** - 9'8" x 9'5" (2.95m x 2.87m)

**En-Suite** - 6'7" x 4'6" (2m x 1.37m)

**Bedroom 2** - 9'9" x 8'4" (2.97m x 2.54m)

**Bedroom 3** - 6'8" x 10'9" (2.03m x 3.28m)

**Bedroom 4** - 6'6" x 8'7" (1.98m x 2.62m)

**Outside** - To the front, the property enjoys a neatly landscaped garden area with decorative stone chippings, established planting and a paved path leading to the front door, adding to its attractive kerb appeal. To the side, the property offers ample off road parking and provides access to the garage. The rear garden is fully enclosed, offering a good degree of privacy, and features a level lawn bordered by well-tended flowerbeds. A spacious decked seating area provides the perfect spot for outdoor dining or relaxation, complemented by a paved patio adjoining the house. This low-maintenance garden is ideal for making the most of the sunshine and enjoying time outdoors.

# **Changing Lifestyles**

**EPC** - Rating B.

**Council Tax** - Band D.

**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**

EE	●
Vodafone	●
Three	●
O2	●

#### **Broadband**

Basic
Superfast
Ultrafast

12 Mbps
71 Mbps
1800 Mbps

#### **Satellite / Fibre TV Availability**

BT	✓
Sky	✓
Virgin	✗



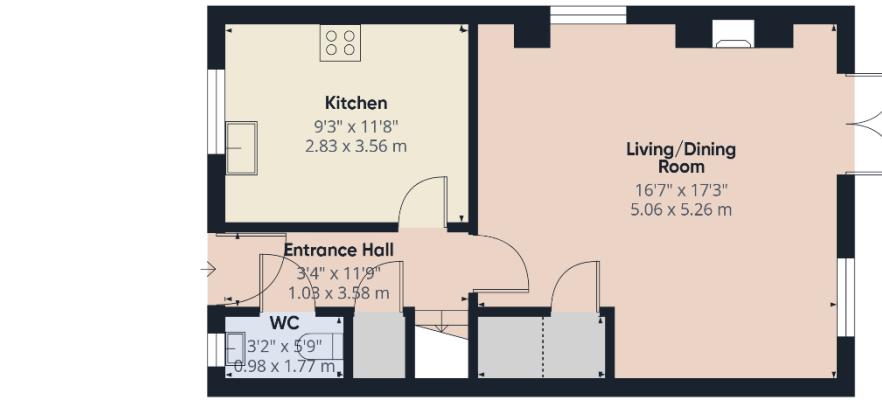
## Have a property to sell or let?

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.

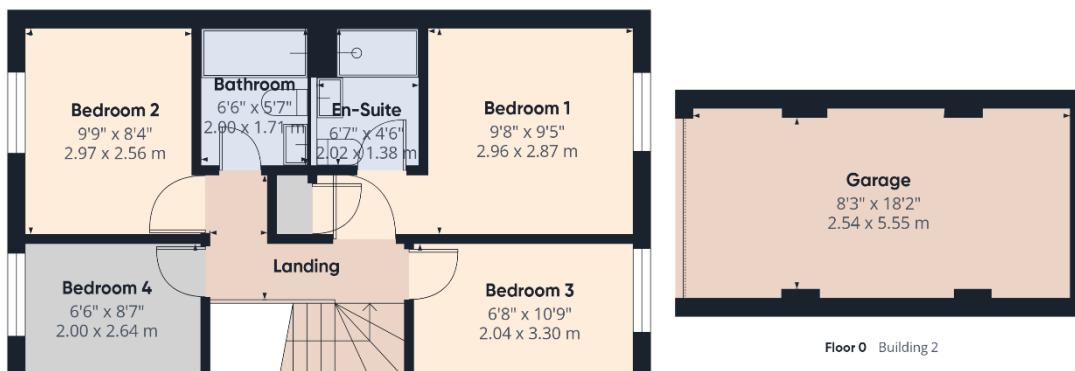
Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of 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<sup>(1)</sup>

1070 ft<sup>2</sup>  
99.3 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

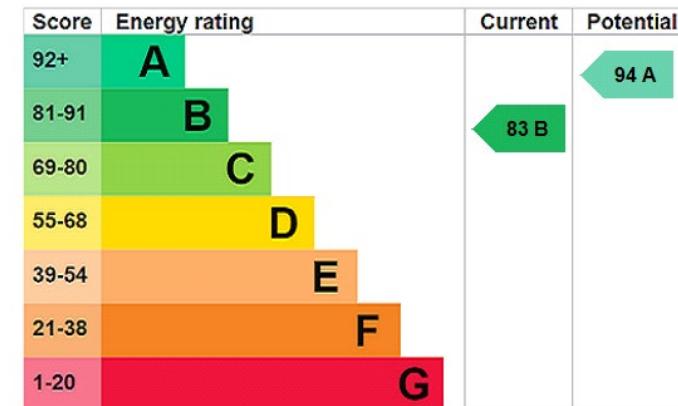


(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



## Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrison's roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next left hand turn into Fulmar Road. Follow the road and take the next left onto Pintail Close and follow it round to the right whereupon number 37 will be found after a short distance on the left hand side.

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