



Bond
Oxborough
Phillips

Changing Lifestyles

9 Kernow Crescent
Bude
Cornwall
EX23 8QR

Asking Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

9 Kernow Crescent, Bude, Cornwall, EX23 8QR



- Three-bedroom end-of-terrace home
- Generous plot of 0.12 acres
- 100ft long enclosed rear garden
- Requiring some modernisation
- Rear garden offering various seating areas, lawn and vegetable plots
- Garage located in nearby block
- Within walking distance of Bude town centre, beaches, and schools.
- Ideal for first-time buyers, families, or investors



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3 Bedroom end of terrace home with a garage occupying one of the largest plots on the estate with a 100ft long garden situated only a short distance from local amenities, town centre and schools.

Positioned within walking distance of Bude's town centre, beaches, and a range of local amenities, this beautifully presented three-bedroom end-of-terrace home offers an excellent opportunity for first-time buyers, investors, or growing families. With nearby schools, supermarkets, and leisure facilities all easily accessible, the property has versatile and comfortable accommodation throughout.

The accommodation is thoughtfully arranged, featuring an entrance porch, living room and a kitchen/diner. Upstairs, there are three well-proportioned bedrooms and family bathroom. Outside, the generous rear enclosed garden is gently sloping and arranged into a variety of seating areas, vegetable plots and lawn with a useful outbuilding providing additional storage. Garage located in a nearby block with ample on-street parking available nearby.

Early viewing is highly recommended to appreciate the size and scope of accommodation on offer. Council Tax Band B. EPC Rating C.

Entrance Porch - 5'6" x 5'9" (1.68m x 1.75m)

Entrance Hall - 12'5" x 5'4" (3.78m x 1.63m)

Living Room - 16'9" x 11'2" (5.1m x 3.4m)

Kitchen/Diner - 11'9" x 16'11" (3.58m x 5.16m)

First Floor Landing

Bedroom 1 - 12'10" x 9'1" (3.9m x 2.77m)

Bedroom 2 - 11'8" x 8'11" (3.56m x 2.72m)

Bedroom 3 - 7'9" x 8' (2.36m x 2.44m)

Bathroom - 6' x 7'7" (1.83m x 2.3m)

Outside - The property is approached via a pedestrian pathway leading to the front entrance, complemented by a small lawned garden. A side gate gives access to the rear, where the property truly excels with an exceptionally generous garden, far larger than typically expected in this setting. Predominantly laid to lawn, the garden provides ample space for relaxation, outdoor activities, and the opportunity to create a wonderful family environment. A large stone-paved patio provides the perfect spot for outdoor dining and entertaining, while further areas include established planting beds, a greenhouse, and useful outbuildings. The garden also incorporates a feature pond and ample space for additional landscaping or cultivation. Fully enclosed, the plot enjoys a good degree of privacy, making it an ideal environment for children and pets.

Garage

Services - Mains gas, electric, water and drainage.

Council Tax - Band B

EPC - Rating C

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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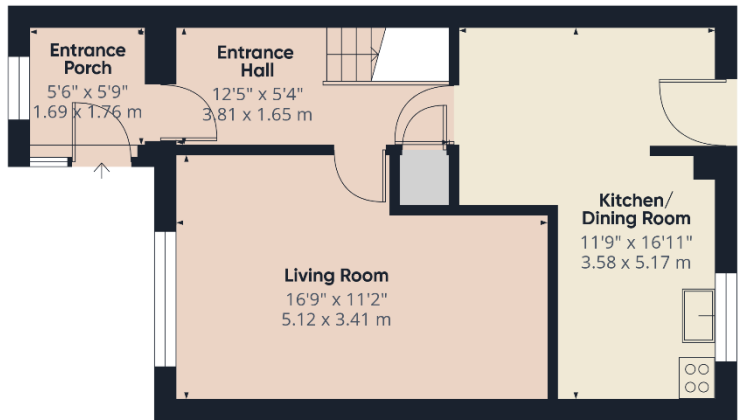


Have a property to sell or let?

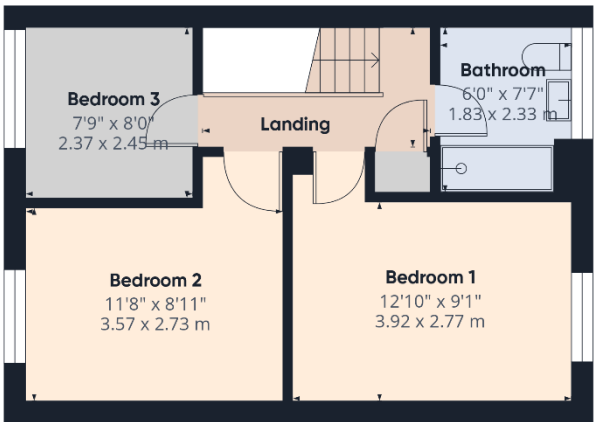
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Floor 0



Floor 1

Approximate total area[®]
828 ft²
77 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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, turn right into kings hill just after passing the petrol station and immediately left into Berries Avenue. Continue for approximately 350 yards taking the next left into Kernow Crescent and the communal parking area. The steps leading up to number 9 will be found straight ahead of you with a Bond Oxborough Phillips for sale board clearly displayed. What3Words - delay.inhabited.vanish

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