



Bond
Oxborough
Phillips

Changing Lifestyles

Canal Cottage
Falcon Terrace
Bude
Cornwall
EX23 8LJ

Asking Price: £280,000 Freehold



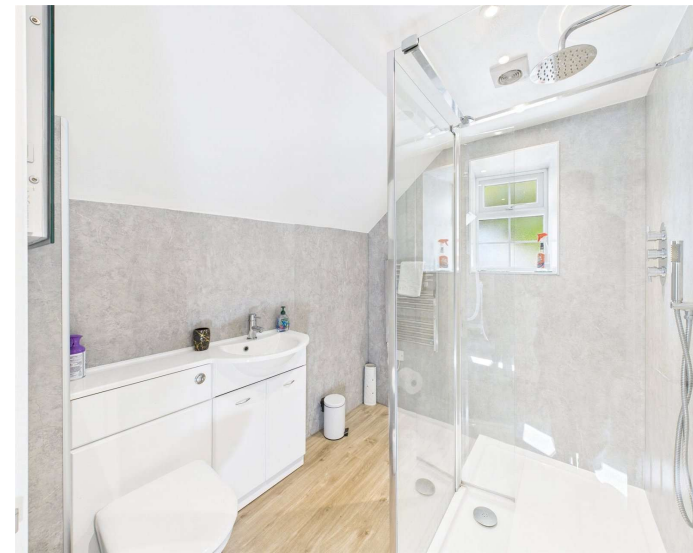
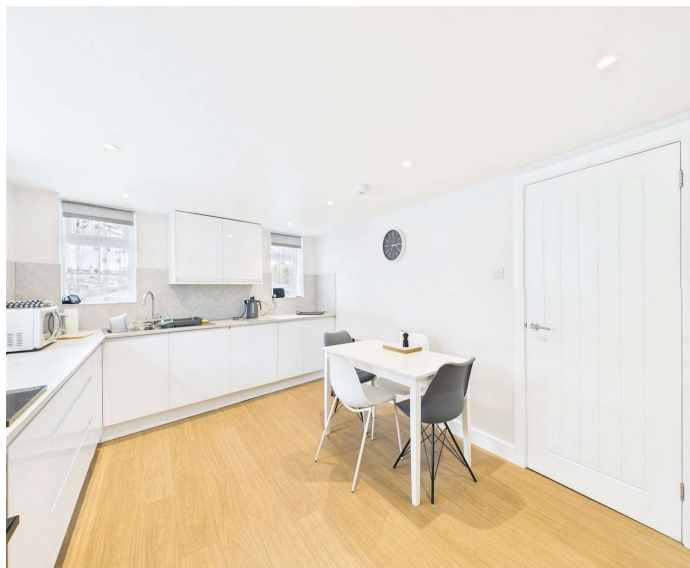
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01288 355 066
bude@bopproperty.com

Canal Cottage, Falcon Terrace, Bude, Cornwall, EX23 8LJ



- Two-bedroom period cottage in the heart of Bude
- Spacious living room and well-appointed kitchen
- Modern shower room and useful utility cupboard
- Rare parking space directly to the front
- Sought-after location, just steps from Bude Canal
- Walking distance to town centre amenities and sandy beaches
- Available with no onward chain
- EPC: TBC
- Council Tax Band: TBC



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Canal Cottage is a charming two-bedroom period home, ideally positioned just a stone's throw from Bude Canal and within walking distance of the town centre and beaches. The property combines characterful features with practical modern living, making it an ideal home, coastal retreat, or investment.

The ground floor is arranged around a welcoming entrance hall leading to a well-equipped kitchen and a spacious living room, perfect for relaxing or entertaining. A useful utility cupboard provides extra storage. Upstairs, the landing gives access to two generous double bedrooms, both enjoying natural light and character, alongside a modern shower room.

Whilst the property does not have private outside space, it benefits from a superb position just a stone's throw from the canal-side walkways, open green spaces, and the town's many amenities. A real bonus is the space for a car immediately in front of the property, a valuable asset in this central setting. Available with no onward chain. EPC TBC. Council Tax Band TBA.

The property occupies a prime position within walking distance of the town centre, beach and coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 14'9" x 4'9" (4.5m x 1.45m)

Kitchen - 14'4" x 9'11" (4.37m x 3.02m)

Utility Cupboard - 11'7" x 2'9" (3.53m x 0.84m)

Living Room - 15'10" x 10'6" (4.83m x 3.2m)

First Floor Landing - 12'7" x 6'8" (3.84m x 2.03m)

Bedroom 1 - 15'9" x 10'4" (4.8m x 3.15m)

Bedroom 2 - 14'7" x 9' (4.45m x 2.74m)

Shower Room - 7'4" x 6'4" (2.24m x 1.93m)

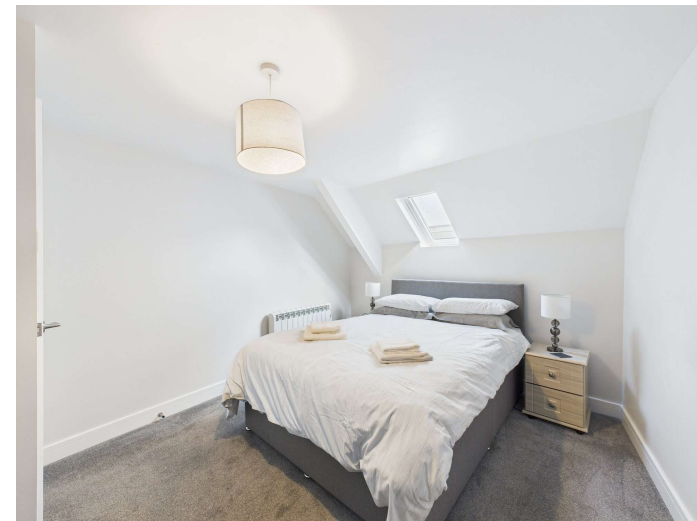
EPC - Rating TBC

Council Tax - Band TBA

Services - Mains electric, water and drainage.

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.

EPC TBC



Directions

From the centre of Bude proceed out of town along The Strand and turn right at the mini roundabout towards Widemouth Bay. Go over the canal bridge and pass the Falcon Hotel on your right. Canal Cottage will be found on your left hand side with the parking space located in front of the residence.