



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

134 Berries Avenue  
Bude  
Cornwall  
EX23 8QP

**Asking Price: £255,000 Freehold**



**Changing Lifestyles**

**01288 355 066  
bude@boproperty.com**



134 Berries Avenue, Bude, Cornwall, EX23 8QP



- Three bedroom mid-terrace home
- Modern fitted kitchen and spacious living/dining room
- Generous entrance porch to entrance hall
- Family bathroom and ground floor cloakroom/WC
- Enclosed front and rear garden with lawn and patio
- Well-presented throughout
- Popular residential location close to local amenities
- Ideal for families, first-time buyers or investment purchase
- EPC: C
- Council Tax Band: B



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Located within a popular residential area of Bude, 134 Berries Avenue offers a superb opportunity to acquire a spacious three-bedroom mid-terrace home, ideal for families, first-time buyers, or investors.

The accommodation is arranged over two floors and briefly comprises a generous entrance porch leading to an entrance hall with cloakroom/WC, a modern fitted kitchen, and a light and airy living/dining room with doors opening directly to the rear garden.

On the first floor there are three good-sized bedrooms together with a family bathroom. The home is well-presented throughout and ready to move into.

Externally, the property benefits from an enclosed rear garden laid mainly to lawn with patio seating areas, offering a safe and attractive space for outdoor living. Although the property does not have allocated parking, on-road spaces are readily available nearby.

The property is situated in a convenient position within this popular coastal town, which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide 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 some 10 miles inland whilst 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** - 6'5" x 6'4" (1.96m x 1.93m)

**Hallway** - 13'8" x 5'10" (4.17m x 1.78m)

**Kitchen** - 10'9" x 9'10" (3.28m x 3m)

**Living Room** - 14'5" x 13'6" (4.4m x 4.11m)

**WC** - 3'11" x 2'5" (1.2m x 0.74m)

**Dining Area** - 10'5" x 5'7" (3.18m x 1.7m)

**First Floor Landing** - 10'4" x 5'11" (3.15m x 1.8m)

**Bedroom 1** - 12'2" x 11'3" (3.7m x 3.43m)

**Bedroom 2** - 11'11" x 11'1" (3.63m x 3.38m)

**Bedroom 3** - 8'3" x 7'10" (2.51m x 2.4m)

**Bathroom** - 8'2" x 5'9" (2.5m x 1.75m)

**Outside** - The property is approached via an enclosed front garden and a pedestrian pathway with a small front garden area. To the rear, the garden is fully enclosed with lawn, patio and a useful timber shed, creating a secure and low-maintenance space for families and entertaining.

**Services** - Mains electric, water and drainage. Mains gas fired central heating.

**EPC** - Rating C

**Council Tax** - Band B

**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.



## Directions

From Bude town centre proceed out of the town towards Stratton, turn right into kings hill just after passing the Esso petrol station and immediately left into Berries Avenue. Continue for approximately 400 yards whereupon number 134 will be found on the right hand side just after passing the entrance to Stapleton Road. What3Words rafters.exhaled.alleyway

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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