



Bond
Oxborough
Phillips

Changing Lifestyles

16 Redwood Grove
Bude
Cornwall
EX23 8EB

Asking Price: £475,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com



- Well-presented detached bungalow
- Spacious living room leading into a superb sun room/dining room
- Two generous double bedrooms, both with ensuite shower rooms
- Large rear garden with lawn and patio seating area
- Attached garage and extensive off-road parking
- Sought-after residential location close to town, beaches, and amenities
- Virtual tour available upon request
- EPC: E
- Council Tax Band: D



Well presented 2 bedroom (2 ensuite) Detached Bungalow with Generous Gardens and Superb Living Space in a Sought-After Bude Location.

Tucked away in a desirable residential area, this beautifully presented detached bungalow offers light-filled and versatile accommodation, complemented by generous gardens and ample parking. The property has been thoughtfully updated throughout and is within easy reach of Bude's town centre, beaches, and amenities.

A welcoming entrance hall leads into the spacious living room, filled with natural light and flowing seamlessly into the impressive sun room/dining room – a fantastic space for entertaining or family living, with doors opening directly onto the garden. The modern kitchen is well-equipped and enjoys views across the rear garden.



There are two comfortable double bedrooms, each benefitting from its own stylish ensuite shower room. The principal bedroom is particularly spacious, offering flexibility for a seating or dressing area if desired.

Outside, the property boasts a large, well-maintained rear garden, mainly laid to lawn with a patio seating area ideal for al fresco dining. To the front, a wide driveway provides extensive off-road parking and access to the attached garage.

This is a rare opportunity to secure a turnkey bungalow in one of Bude's most favoured addresses, perfectly balancing modern convenience with generous outdoor space.



Redwood Grove enjoys a convenient and central location within this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Its three local bathing beaches all lying amidst the famed rugged North Cornish coastline provide a whole host of watersports and leisure activities together with many breath taking cliff to coastal 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. The town of Okehampton lying on the fringes of Dartmoor National Park is some 35 miles and links to the A30 which connects in turn to the Cathedral City of Exeter with its airport, Intercity railway network and motorway links etc.



16 Redwood Grove, Bude, Cornwall, EX23 8EB

Property Description

Entrance Hall - 7' x 5' (2.13m x 1.52m)

Hallway - 13'2" x 3'4" (4.01m x 1.02m)

Living Room - 17'10" x 10'10" (5.44m x 3.3m)

Sun Room/Dining Room - 19'5" x 12'10" (5.92m x 3.9m)

Kitchen - 10'9" x 7'3" (3.28m x 2.2m)

Bedroom 1 - 18' x 10'8" (5.49m x 3.25m)

Ensuite - 7'3" x 4'10" (2.2m x 1.47m)

Bedroom 2 - 11'4" x 8'6" (3.45m x 2.6m)

Ensuite - 7'3" x 5'6" (2.2m x 1.68m)

Outside - To the front of the property, a wide block-paved driveway provides ample parking and access to the attached garage. Steps lead up to the main entrance, complemented by a neat lawned frontage.

The rear garden is a standout feature, offering an expanse of level lawn bordered by mature hedging and fencing, providing a good degree

Outside Continued - of privacy. A paved patio adjoining the property creates the perfect spot for outdoor dining and relaxation, with plenty of space for family and friends to enjoy.

Garage - 17'11" x 8'11" (5.46m x 2.72m)

Up and over vehicle entrance door. Door and window to rear elevation.

Services - Mains electricity, water, drainage and gas.

EPC - Rating TBC

Council Tax - Band D

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

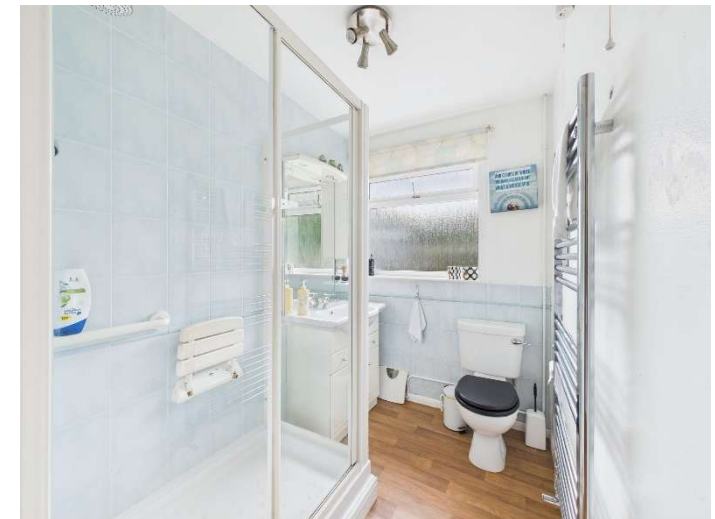
Broadband

Basic	16 Mbps
Superfast	65 Mbps
Ultrafast	1000 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

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Floorplan

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EPC TBC

Directions

From Bude town centre proceed along The Strand and at the mini-roundabout take the first turning into Bencoolen Road, then take the first left hand turning into Killerton Road. At the top of Killerton Road take the left hand turning into Redwood Grove, whereupon the entrance to the property will be found a little way along on the right hand side.

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.

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We are here to help you find
and buy your new home...

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