

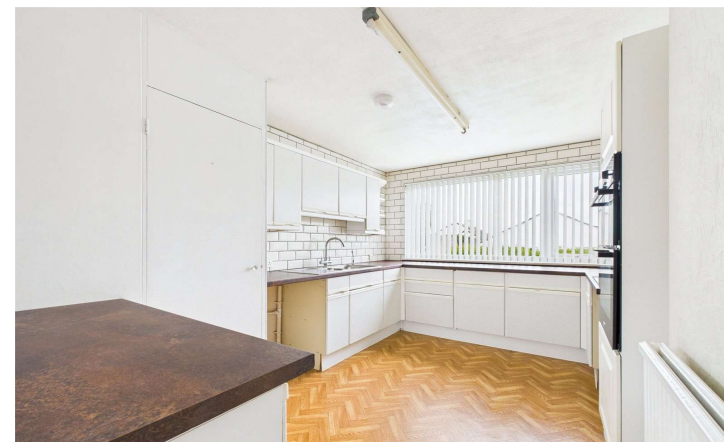


Bond
Oxborough
Phillips

Changing Lifestyles

25 Bede Haven Close
Bude
Cornwall
EX23 8QF

Asking Price: £325,000 Freehold



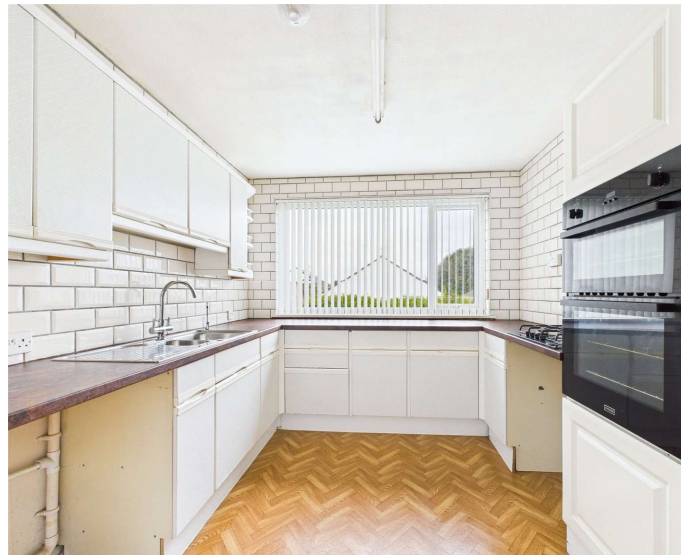
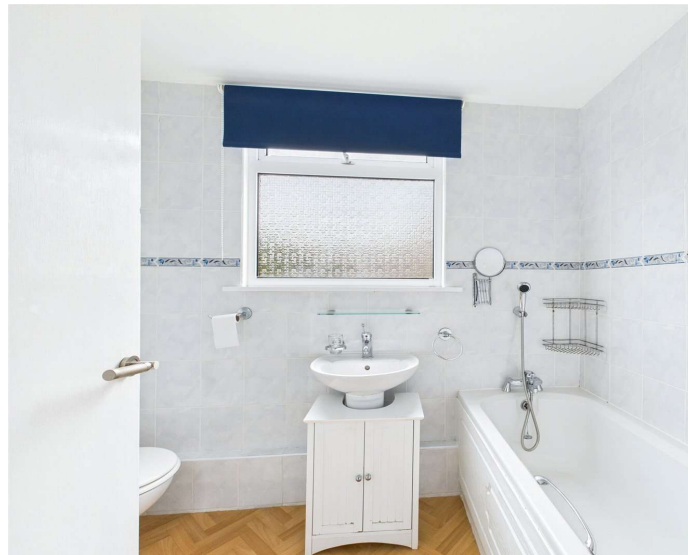
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01288 355 066
bude@bopproperty.com

25 Bede Haven Close, Bude, Cornwall, EX23 8QF



- 3 BEDROOMS
- DETACHED HOME
- VERSATILE ACOMMODATION
- FRONT AND REAR ENCLOSED GARDENS
- WALKING DISTANCE TO THE TOWN CENTRE AND LOCAL BEACHES
- GARAGE
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- TUCKED AWAY CUL DE SAC POSITION
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band: D



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Overview

Nestled at the end of a peaceful cul-de-sac, this detached home enjoys a tucked-away setting just a short stroll from the canal, golden sands of the beach, and the vibrant town centre with its array of shops and eateries. The property offers a wonderful blend of space and versatility, with a bright and welcoming living room, a sociable kitchen/dining area ideal for family gatherings, a practical utility with cloakroom, and a flexible ground floor bedroom or study. Upstairs, the master bedroom is light, airy and spacious, alongside a further double bedroom and a family bathroom. Outside, a tarmac driveway gives ample parking and leads to the garage, while the private, enclosed gardens to the front and rear offer the perfect spot for barbecues, outdoor dining, or simply unwinding in the fresh coastal air. Available with no onward chain, this home presents a rare chance to enjoy an enviable seaside lifestyle within easy reach of all amenities.

Location

Bede Haven Close enjoys a convenient location situated within walking distance of the canal, local beaches and centre of this popular coastal town which supports a useful and comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many areas of outstanding natural beauty and popular bathing beaches, with the local sandy bathing beaches providing a whole

host of water sports and leisure activities. The bustling market town of Holsworthy lies some 10 miles inland and 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 network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.

Agents Note - 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.



Directions

From Bude town centre proceed out of the town along the Strand and turn left at the mini roundabout towards Stratton. Proceed for approximately ¼ mile and take the right hand turning into Kings hill opposite the Bude service station. Take the next left hand turn into Berries Avenue and immediately right into Bede Haven Close the follow the road for a short distance before taking the second left hand turning whereupon number 25 will be found on the right hand side.



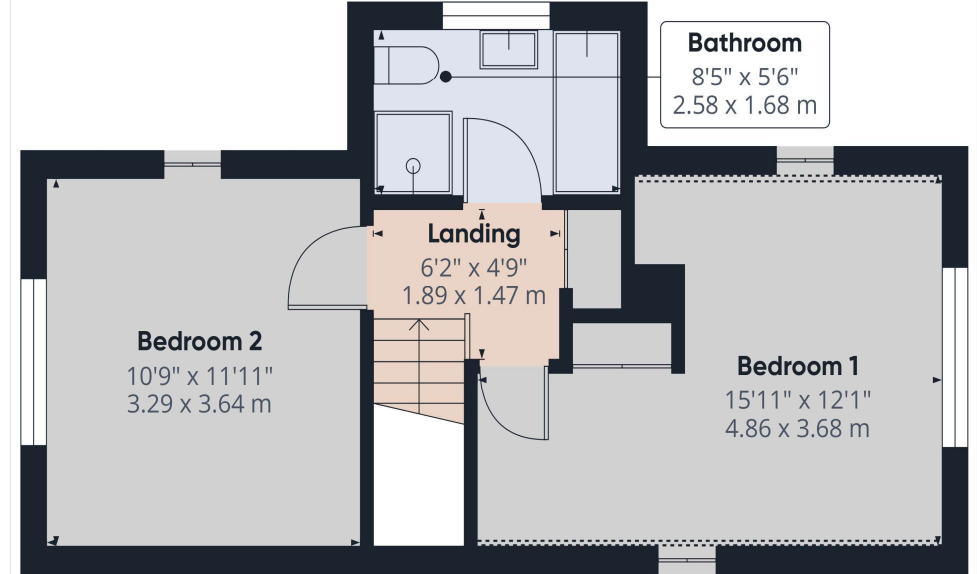
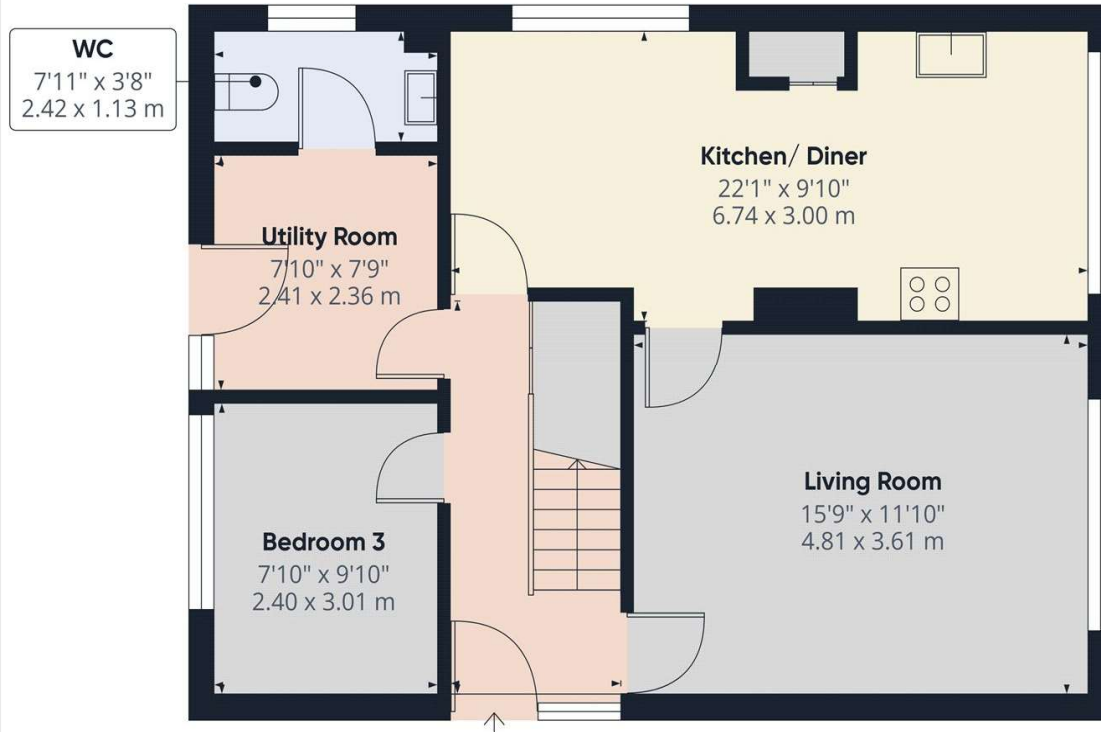
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Floorplan



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.

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