



Bond
Oxborough
Phillips

Changing Lifestyles

2 Shellduck Close
Bude
Cornwall
EX23 8FZ

Asking Price: £425,000

Freehold



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01288 355 066
bude@boproperty.com

2 Shellduck Close, Bude, Cornwall, EX23 8FZ



- Detached modern family home
- Four bedrooms (1 Ensuite)
- Spacious dual-aspect living room
- Large open-plan kitchen/dining room with garden access
- Ground floor office and cloakroom/WC
- Family bathroom to first floor
- Driveway parking and integral garage
- Generous enclosed rear garden laid to lawn
- Sought-after residential development
- EPC Rating: B
- Council Tax Band: E



Occupying a favourable position within a sought-after modern development on the edge of Bude, 2 Shellduck Close presents a fantastic opportunity to acquire a substantial four-bedroom detached home, perfect for family living.

The accommodation is well balanced across two floors. A welcoming entrance hall gives access to a generous dual-aspect living room, ground floor office, cloakroom/WC, and an impressive open-plan kitchen/dining room with French doors opening directly to the rear garden.



The first floor provides four bedrooms, including a principal bedroom with ensuite shower room, together with a well-appointed family bathroom. The property is presented in good order throughout and offers a versatile layout designed for modern living.

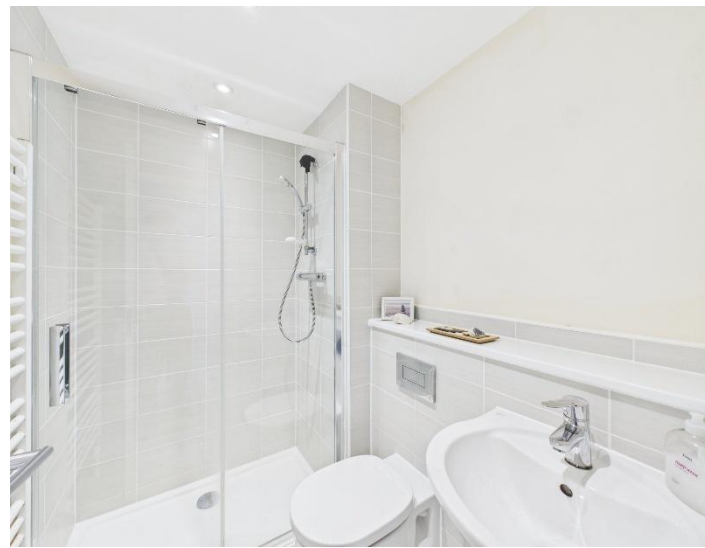
Externally, the property benefits from driveway parking, an integral garage, and a generous rear garden mainly laid to lawn, providing a safe and private space for outdoor enjoyment.

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The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for it's nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.



Property Description

Entrance Hall - 14'7" x 6'5" (4.45m x 1.96m)

Living Room - 17'2" x 11'5" (5.23m x 3.48m)

Kitchen/Dining Area - 25'1" x 10'3" (7.65m x 3.12m)

Office - 8'3" x 6'6" (2.51m x 1.98m)

WC/Utility Room - 5'8" x 5'4" (1.73m x 1.63m)

First Floor Landing

Bedroom 1 - 13'5" x 11'6" (4.1m x 3.5m)

Ensuite - 6'9" x 4'3" (2.06m x 1.3m)

Bedroom 2 - 10' x 9'10" (3.05m x 3m)

Bedroom 3 - 14'4" x 8'11" (4.37m x 2.72m)

Bedroom 4 - 10'5" x 8'1" (3.18m x 2.46m)

Bathroom - 6'8" x 5'5" (2.03m x 1.65m)

Outside - The property is approached via a private driveway providing off-road parking and access to the garage. The enclosed rear garden is predominantly laid to lawn, offering ample space for children to play and for outdoor entertaining. Mature borders and fenced boundaries provide privacy, making this an excellent outside space for families.

Garage - 18'2" x 9' (5.54m x 2.74m)

Services - Mains electric, gas, water and drainage.

EPC - Rating B

Council Tax - Band E

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.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic 12 Mbps
Superfast 76 Mbps
Ultrafast 1800 Mbps

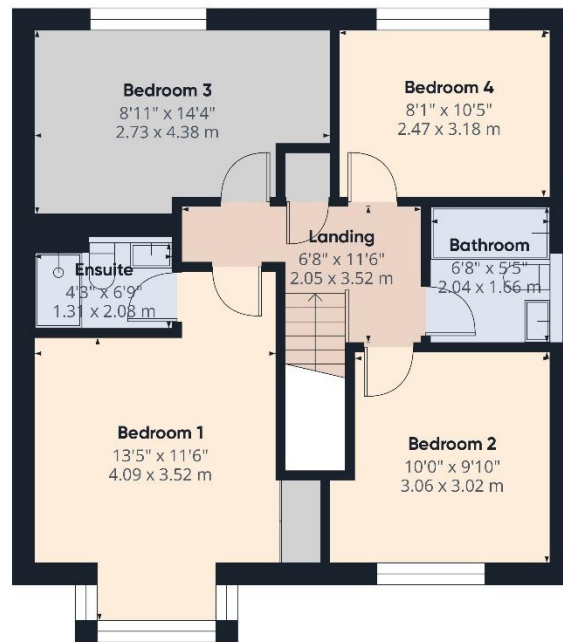
Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗



Floorplan

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Approximate total area⁽¹⁾

1409 ft²
130.8 m²

Reduced headroom

4 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 and turn right at the Morrisons roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Wigeon Road continuing until the entrance to Curlew Road on your right. Continue along this road taking the second left into Shellduck Close whereupon number 2 will be the first property on your right.

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

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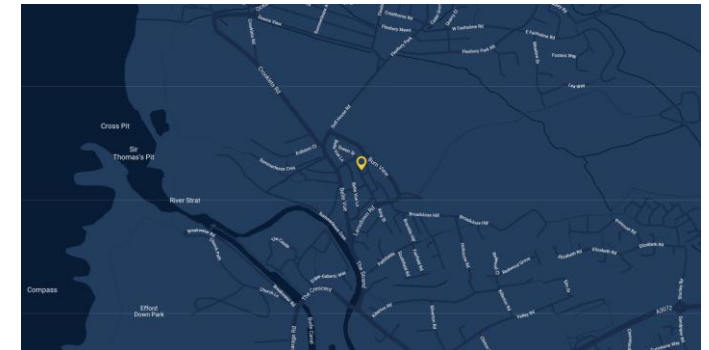
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please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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