



Bond
Oxborough
Phillips

Changing Lifestyles

Lake Cottage
10 Flexbury Park
Bude
Cornwall
EX23 8RS



Asking Price: £600,000

Changing Lifestyles

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A substantial 4-Bedroom character residence requiring refurbishment, generous mature Gardens in a prime location close to the coast.

Occupying a highly sought-after position within Flexbury Park, one of Bude’s most desirable residential areas, this substantial four-bedroom home offers an exceptional opportunity to create a truly special residence. Spacious, mature gardens, just a short stroll from Bude’s beautiful beaches and vibrant town centre.

This mature and individual property provides an abundance of character and potential, ideal for those wishing to undertake a comprehensive programme of refurbishment or redevelopment (subject to any necessary consents).

EPC - Rating G.

Council Tax - C.

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.

The residence enjoys a convenient position situated within a few minutes walk of the local bathing beach and a short distance away from the centre of this popular coastal town which supports a useful and extensive range of shopping, schooling and recreational facilities. The town of Bude lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches which provide a whole host of water sports and leisure facilities together with breathtaking, cliff top coastal walks. 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. The town of Okehampton lying on the fringes of Dartmoor National Park is some 35 miles and provides access onto the A30 which leads to the ancient cathedral city of Exeter with its airport and intercity railway network.

Directions

From Bude town centre proceed out of the town towards Poughill and upon reaching Flexbury the property will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43 E
21-38	F		
1-20	G	11 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.