

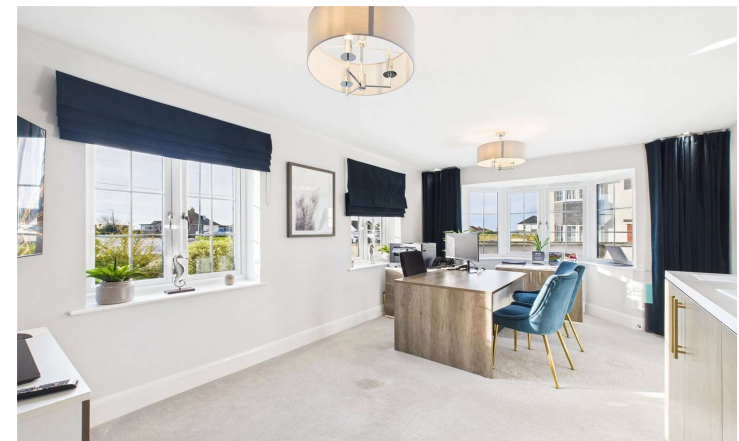


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

88 Reden Road  
Bude  
Cornwall  
EX23 8TP

**Asking Price: £375,000 Freehold**



**Changing Lifestyles**

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



88 Reden Road, Bude, Cornwall, EX23 8TP



- Former Cavanna Homes show home with upgraded specification throughout
- Immaculately presented three-bedroom detached house
- Spacious dual-aspect living room with attractive bay window
- High-quality kitchen/dining room with integrated appliances and French doors to the garden
- Principal bedroom with fitted wardrobes and en-suite shower room
- Two further well-proportioned bedrooms
- Modern family bathroom and ground floor WC
- Detached single garage with rear pedestrian access
- Private, enclosed, landscaped rear garden with patio and decorative planting
- Driveway providing off-road parking
- Popular and well-established modern development within easy reach of Bude's schools, shops and beaches
- EPC: B
- Council Tax Band: TBA



Located on the highly regarded Cavanna Homes development, this beautifully presented three-bedroom detached home was formerly the show home, benefitting from a number of upgraded finishes and enhanced specification not included as standard within the development. Offering immaculate, turnkey accommodation throughout, the property combines contemporary styling with practical family living just a short distance from Bude's town amenities, schools, and beaches.

The ground floor features a welcoming entrance hall with WC, leading into a generous dual-aspect living room with a distinctive bay window creating a bright and inviting space. To the rear, the impressive kitchen/dining room enjoys a high-quality fitted kitchen with upgraded units and worktops, integrated appliances, and French doors opening directly onto the landscaped garden, perfect for entertaining and everyday family use.



Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and a stylish en-suite shower room. Two further bedrooms are served by a modern family bathroom, all finished to an elevated show-home standard.

Externally, the property includes a detached single garage and driveway parking, along with an enclosed, thoughtfully designed rear garden offering a low-maintenance space ideal for relaxing and socialising.

A rare opportunity to purchase a premium example of this popular house type, presented in exceptional condition with the advantage of upgraded features throughout.

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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 its 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.





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# Property Description

**Entrance Hall** - 10'1" x 7' (3.07m x 2.13m)

**Living Room** - 18'1" x 10'10" (5.5m x 3.3m)

**Kitchen Diner** - 16'3" x 10'4" (4.95m x 3.15m)

**WC** - 5'6" x 4'10" (1.68m x 1.47m)

**First Floor Landing** - 16'3" x 6'2" (4.95m x 1.88m)

**Bedroom 1** - 11'5" x 9'10" (3.48m x 3m)

**Ensuite** - 6'1" x 4'11" (1.85m x 1.5m)

**Bedroom 2** - 10'4" x 9'8" (3.15m x 2.95m)

**Bedroom 3** - 10'5" x 6'4" (3.18m x 1.93m)

**Bathroom** - 6'6" x 5'5" (1.98m x 1.65m)

**Outside** - The property benefits from an attractive and well-maintained frontage, with a stone boundary wall, level lawn, and pathway leading to the front entrance. To the side, the home offers off-road parking and access to the detached single garage, providing excellent storage or secure parking.

The rear garden has been professionally landscaped as part of its show home role, creating a stylish yet low-maintenance outdoor space. The garden

features a shaped lawn bordered by slate chippings and contemporary planting with a terraced decking at the bottom of the garden, complemented by a paved patio seating area positioned outside the kitchen/diner, ideal for outdoor dining. Mature shrubs and decorative borders add structure and privacy, while a side gate can be used to access the driveway and garage.

**Garage** - 20' x 10' (6.1m x 3.05m)

Up and over vehicle entrance door. Power and light connected.

**Services** - Mains gas, electric, water and drainage.

**EPC** - Rating B

**Council Tax** - To be assigned by Cornwall Council.

**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.

## Changing Lifestyles



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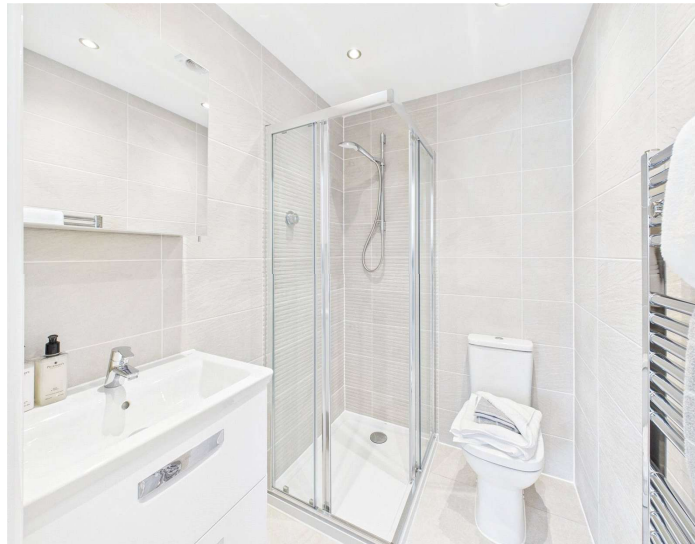
# Floorplan

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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, continue passed Morrisons and upon reaching the A39 take the 1st exit at the roundabout entering Reden Road whereupon the property will be found on the right hand side.

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

34 Queen Street  
Bude  
Cornwall  
EX23 8BB  
Tel: 01288 355 066  
Email: [bude@bopproperty.com](mailto:bude@bopproperty.com)

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