



Bond
Oxborough
Phillips

Changing Lifestyles

43 Elizabeth Road
Bude
Cornwall
EX23 8AS

Asking Price: £350,000 Freehold



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01288 355 066
bude@boproperty.com



- Detached family home
- Three bedrooms (1 ensuite) + flexible dining room/bedroom 4/study
- Sought-after neighbourhood location
- First time on the market in 24 years
- Driveway parking and integral garage
- Level, enclosed rear garden with patio and lawn
- Excellent potential for cosmetic modernisation and remodelling
- Walking distance to schools, shops, leisure centre & cycle/footpath links
- No onward chain



43 Elizabeth Road, Bude, Cornwall, EX23 8AS

Set within this popular and well-established residential area, just a short walk from Bude's schools, leisure centre, local parks and town amenities, is this spacious three/four-bedroom detached house – brought to the market for the first time in 23 years. Representing an ideal opportunity for those looking to place their own stamp on a property, the home offers generous room proportions, a versatile layout, driveway parking, garage and a level enclosed rear garden.

The ground floor features an entrance porch opening into a central hallway with cloakroom, a bright and well-proportioned living room with feature gas fireplace and sliding doors into the conservatory, and a separate dining room that can double as a fourth bedroom or study. The kitchen offers a functional layout with scope to modernise, leading through to a utility room.

Upstairs, the property offers three bedrooms, including a main bedroom with built in wardrobes, ensuite shower room, together with a family bathroom. The home is offered with no onward chain and presents an excellent opportunity to update, modernise and create a superb family residence in a highly convenient location.

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.

Entrance Porch - 4'3" x 4'1" (1.3m x 1.24m)

WC - 4'7" x 2'8" (1.4m x 0.81m)

Entrance Hall - 7'8" x 6' (2.34m x 1.83m)

Living Room - 16'10" x 10'11" (5.13m x 3.33m)

Conservatory - 8'11" x 8' (2.72m x 2.44m)

Dining Room / Bed 4 - 9'2" x 7'7" (2.8m x 2.3m)

Kitchen - 10'4" x 8'6" (3.15m x 2.6m)

Utility Room - 8'7" x 4'10" (2.62m x 1.47m)

First Floor Landing

Bedroom 1 - 11'1" x 11'1" (3.38m x 3.38m)

Ensuite - 6'2" x 5' (1.88m x 1.52m)

Bedroom 2 - 9'8" x 9'3" (2.95m x 2.82m)

Bedroom 3 - 9'1" x 6'8" (2.77m x 2.03m)

Bathroom - 7'8" x 5'5" (2.34m x 1.65m)

Outside - To the front of the property is a private driveway providing off-road parking and access to the integral garage, alongside a neat area of level lawn with established shrubs and planting. A gated side path leads to the enclosed rear garden, which enjoys a good degree of privacy and offers a combination of lawn and patio seating areas — ideal for families, pets and those who enjoy outdoor entertaining.

The conservatory opens directly onto the garden, enhancing the connection between indoor and outdoor space and providing a sun-filled spot to relax. With its secure boundaries and scope for landscaping or redesign, the garden offers excellent potential for those looking to create a more contemporary outdoor space.

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Garage - 17'4" x 9' (5.28m x 2.74m)

Services - Mains gas, electric, water and drainage.

Council Tax - Band C

EPC - Rating 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.



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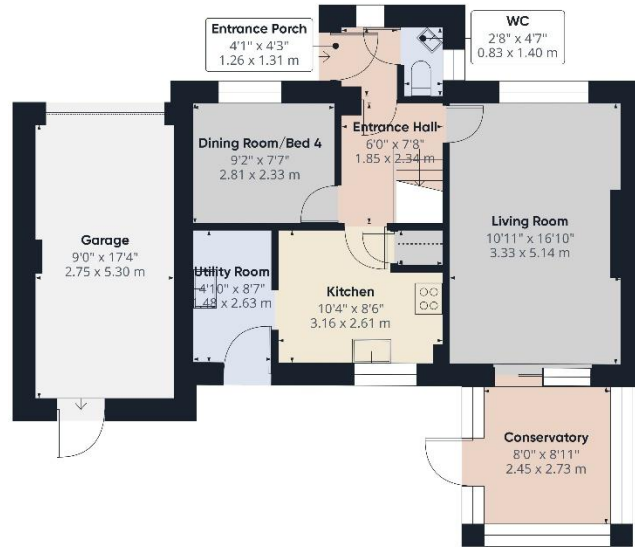


Have a property to sell or let?

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.



Approximate total area⁽¹⁾

1113 ft²
103.3 m²

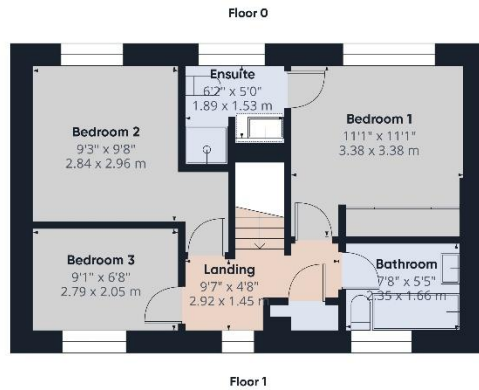
Reduced headroom
2 ft²
0.2 m²

(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.

GIRAFFE360



Directions

From Bude town centre proceed out of the town towards Stratton and turn left at the roundabout by Morrisons supermarket, continue for approximately 200 yards, follow the left hand bend into Elizabeth Road and continue until number 43 will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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