

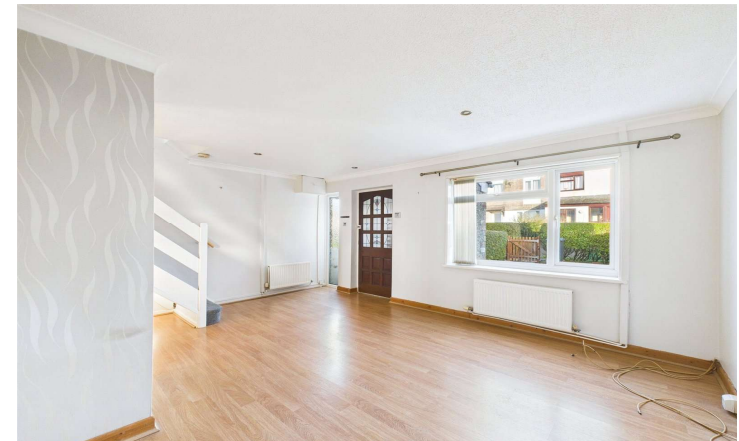
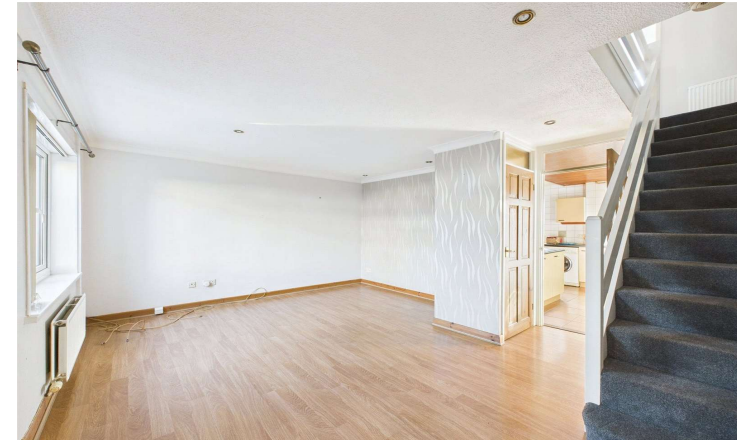


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

118 Berries Avenue  
Bude  
Cornwall  
EX23 8QP

**Asking Price: £220,000 Freehold**



Changing Lifestyles

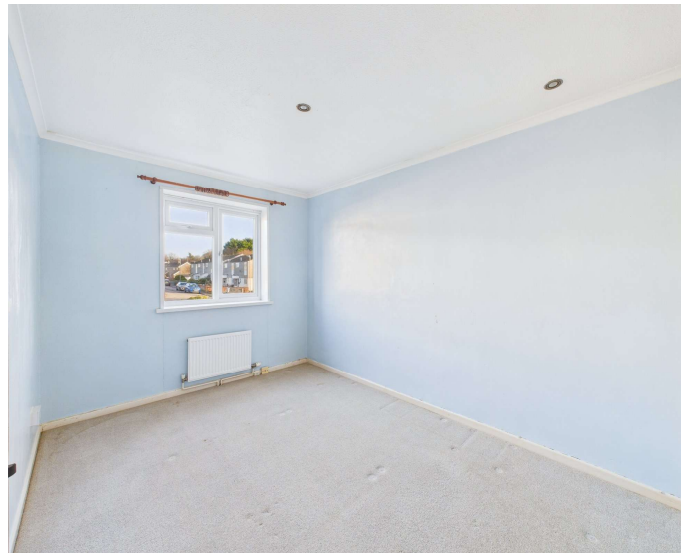
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118 Berries Avenue, Bude, Cornwall, EX23 8QP



- Three-bedroom mid-terrace home
- Ideal renovation project with excellent potential to update throughout
- Spacious dual-aspect living room
- Rear kitchen/diner with direct access to the garden
- Enclosed, low-maintenance rear garden with decked terrace
- Front lawned garden accessed via pedestrian pathway
- Gas central heating and double glazing
- Elevated rear aspect offering town and countryside views
- Vacant possession with no onward chain
- Walking distance of primary and secondary schools, Bude town centre and local amenities



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Situated in a convenient residential area close to Bude’s town amenities, schools and beaches, 118 Berries Avenue presents an excellent opportunity for buyers seeking a property with scope to modernise and personalise. This three-bedroom mid-terrace home offers spacious, well-proportioned accommodation across two floors and enjoys elevated views from the rear aspect.

The ground floor comprises a generous dual-aspect living room with ample space for both sitting and dining areas, leading through to a large kitchen/diner positioned at the rear. Sliding doors open directly onto the terrace, allowing natural light to flood the space and offering an easy connection to the outside. Upstairs, the first floor provides three bedrooms together with a family bathroom.

The property would now benefit from updating throughout, making it an ideal purchase for first-time buyers, investors or those wishing to take on a project. Offered to the market with the added advantage of no onward chain, the home is ready for immediate occupation and renovation.

The property is situated in a convenient position within this popular coastal town, which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. 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.

**Entrance Porch** - 5'1" x 3'6" (1.55m x 1.07m)

**Living Room** - 16'7" x 12'11" (5.05m x 3.94m)

**Kitchen/Diner** - 16'7" x 11'2" (5.05m x 3.4m)

**First Floor Landing**

**Bedroom 1** - 12'3" x 8'4" (3.73m x 2.54m)

**Bedroom 2** - 12' x 8'7" (3.66m x 2.62m)

**Bedroom 3** - 7'11" x 7'10" (2.41m x 2.4m)

**Outside** - A pedestrian footpath leads from Berries Avenue to the front gate, opening into a neatly enclosed front garden laid to lawn with a paved seating area and mature boundary hedging providing privacy.

To the rear, the property enjoys a low-maintenance outdoor space, ideal for those seeking minimal upkeep. Immediately adjoining the kitchen/diner is a composite decked terrace, providing a durable and low-maintenance area for seating and outdoor dining. Steps lead down to a gravelled garden area, all of which is fully enclosed with a mixture of block walling and fencing. The elevated position allows for far-reaching rooftop views across the surrounding neighbourhood and towards the countryside beyond.

Please note: there is no allocated or private parking with the property — on-street parking only.

**Services** - Mains Gas, Electric, Water and drainage.

**EPC** - Rating C

**Council Tax** - Band B

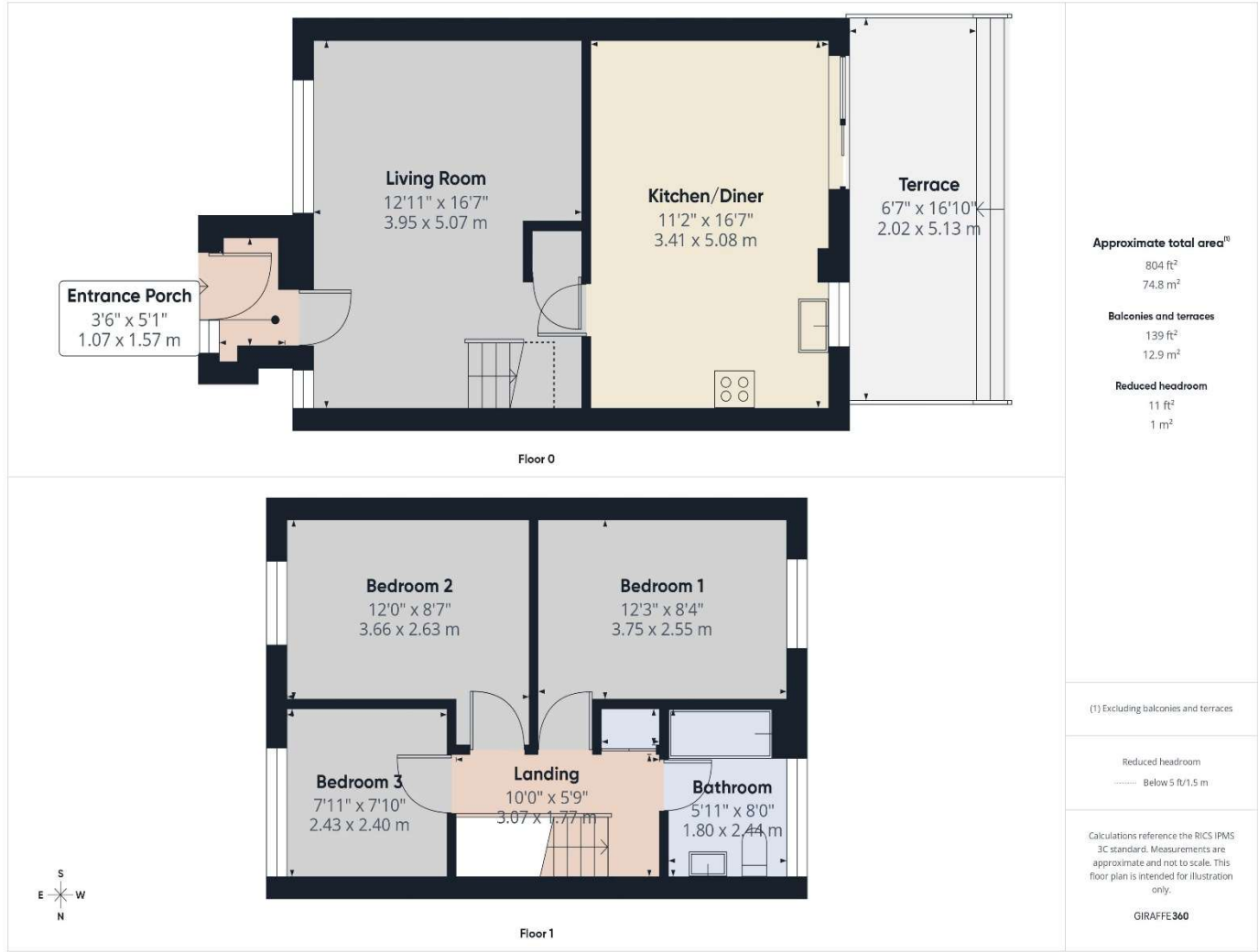
**Anti Money Laundering** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. 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		Broadband	
EE	●	Basic	14 Mbps
Vodafone	●	Superfast	34 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		





118 Berries Avenue, Bude, Cornwall, EX23 8QP



Directions

From Bude town centre proceed out of the town towards Stratton, turn right into kings hill just after passing the Esso petrol station and immediately left into Berries Avenue. Continue for approximately 400 yards whereupon number 118 will be found on the right hand side just after passing the entrance to Stapleton Road. What3Words under.hero.sharpened



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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