



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

16 Falcon Terrace  
Bude  
Cornwall  
EX23 8LJ

**Asking Price: £265,000**  
**Freehold**



**Changing Lifestyles**

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- Well-presented two bedroom terraced cottage
- Quiet yet central location in the heart of Bude
- Walking distance to Summerleaze Beach, Bude Canal and town centre
- Open-plan lounge/dining room with character features
- Gas-fired central heating & double glazing
- Useful outside storage shed
- Ideal main residence, second home or investment
- Freehold
- Council Tax Band A
- EPC Rating D



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Tucked away in a quiet and private position just moments from the heart of Bude, Guillemot enjoys a highly convenient location within easy walking distance of Summerleaze Beach, the Bude Canal, and the town centre's shops, cafés and amenities. The property is ideally placed for those seeking a low-maintenance coastal home, an investment opportunity, or a charming bolt-hole by the sea.

This attractive and well-presented two bedroom cottage is arranged over two floors and offers comfortable, well-proportioned accommodation throughout.

The ground floor is entered via a uPVC double glazed front door which opens into a welcoming open-plan lounge/dining room, enjoying good natural light, characterful ceiling beams and an open staircase rising to the first floor. An arched opening leads through to the fitted kitchen, complete with a range of cream fronted wall and base units with complementary work surfaces, tiled splashbacks, Belfast sink, slate tiled flooring and space for freestanding appliances.

To the first floor, the landing provides access to two bedrooms and a modern bathroom. The principal bedroom is a generous double with ample storage space, while the second bedroom offers flexibility as a guest room, study or occasional bedroom. The bathroom is fitted with a contemporary white suite comprising panelled bath with shower over, wash hand basin and WC, with the Worcester-Bosch gas combi boiler. Viewings highly recommended.

**Living / Dining Room** - 18'7" x 10'6" (5.66m x 3.2m)

**Kitchen** - 5'10" x 10'7" (1.78m x 3.23m)

**First Floor**

**Bedroom 1** - 11'9" x 10'10" (3.58m x 3.3m)

**Bedroom 2** - 5'10" x 10'9" (1.78m x 3.28m)

**Bathroom** - 6'7" x 5'1" (2m x 1.55m)

**Outside** - The property is accessed via a shared pedestrian path leading to the front door as well as to a useful outside storage shed.

**Services** - Mains Water, Gas and Drainage

**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.



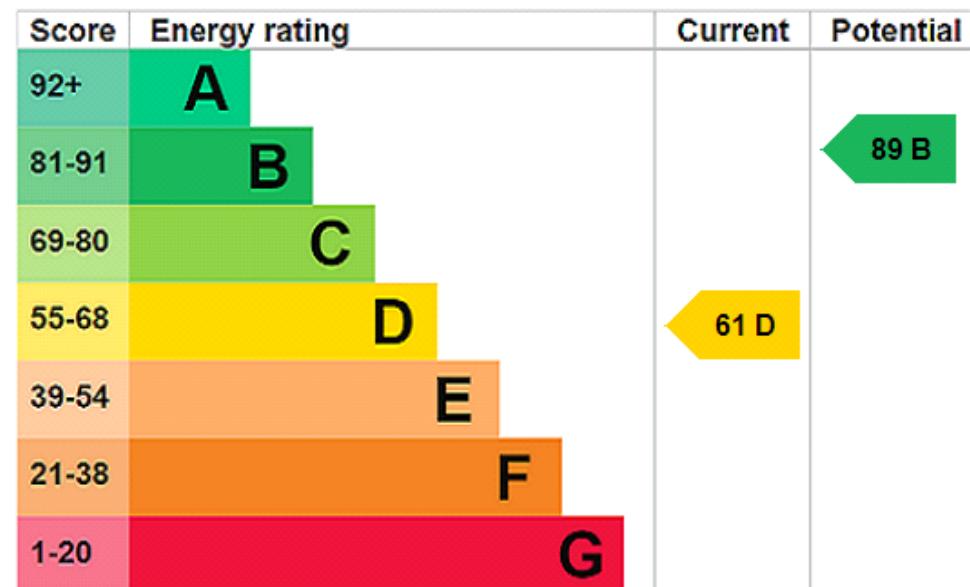


## Have a property to sell or let?

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 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 the centre of Bude proceed out of town along The Strand and turn right at the mini roundabout towards Widemouth Bay. Go over the canal bridge and pass the Falcon Hotel on your right. At the end of the terrace (after number 14) you turn right down the lane with the public Footpath signpost, and then after a short distance the shared pedestrian path leading to Number 16 will be found on your right hand side.

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