



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

70 Reden Road  
Bude  
Cornwall  
EX23 8TP

**Asking Price: £375,000**  
**Freehold**



*Changing Lifestyles*

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)



- 3 BEDROOMS (1 ENSUITE)
- DETACHED HOUSE
- CONVENIENT LOCATION
- USEFUL SINGLE GARAGE
- LANDSCAPED REAR GARDENS
- OVERLOOKING GREEN SPACES
- SEA GLIMPSES
- ALLOCATED DRIVEWAY PARKING
- EPC RATING B
- COUNCIL TAX BAND: C



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Situated within a sought-after modern development in the popular coastal town of Bude, this attractive and well-maintained three-bedroom detached house offers comfortable and versatile accommodation, ideal for families, professionals, or those seeking a contemporary coastal home.

The property is approached via an attractive front lawn and offers a generous living room enjoying good natural light, well-proportioned kitchen/dining room at the rear providing an excellent everyday living space with direct access to the enclosed rear garden—ideal for both entertaining and family life.

Upstairs, the first floor offers three bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. The layout is practical and well-balanced, with all rooms enjoying a light and airy feel throughout.

Externally, the property benefits from a private driveway providing off-road parking, access to a single garage, and a fully enclosed rear garden offering a safe and manageable outdoor space.

Located within easy reach of Bude's town centre, beaches, schools and amenities, this is a fantastic opportunity to acquire a modern detached home in a highly convenient location. EPC B. Council Tax: C.

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 Holswothry 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.

## Approximate Measurements:

### Entrance Hall

**WC** - 4'6" x 5'10" (1.37m x 1.78m)

### Living Room

- 16'9" x 11' (5.1m x 3.35m)

### Kitchen/Dining Room

- 10'5" x 18'3" (3.18m x 5.56m)

### Bedroom 1

- 11' x 11'6" (3.35m x 3.5m)

### Ensuite

- 4'4" x 7'8" (1.32m x 2.34m)

**Bedroom 2** - 10'8" x 11'3" (3.25m x 3.43m)

**Bedroom 3** - 7'3" x 10'8" (2.2m x 3.25m)

**Bathroom** - 6'11" x 7'9" (2.1m x 2.36m)

**Garage** - 9'10" x 20' (3m x 6.1m)

**Outside** - To the front of the property is a lawned area leading to the front door, with driveway to the right of the property offering off road parking and access to the garage. Pedestrian side gate leading to the rear enclosed garden. To the rear of the property is a paved area and the garden is mainly laid to lawn with storage areas to the side and at the rear of the garage.

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



## 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. Proceed along Reden Road whereupon the property will be found after a short distance on the right hand side.

## 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	