



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Cleave Crescent  
Woodford  
Bude  
Cornwall  
EX23 9JH

**Asking Price: £250,000 Freehold**



**Changing Lifestyles**

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- 3 BEDROOM TERRACED HOUSE
- WELL PRESENTED
- REAR ENCLOSED GARDENS
- FANTASTIC RURAL VIEWS
- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY
- COMMUNAL PARKING
- DOUBLE GLAZING THROUGHOUT
- GARAGE IN NEARBY BLOCK
- EPC RATING E
- COUNCIL TAX BAND B



Situated within the sought-after residential area of Woodford, on the edge of the coastal town of Bude, 8 Cleave Crescent enjoys a convenient position, well placed for access to local amenities, schools and everyday facilities, while also being within easy reach of Bude's town centre, beaches, canal and coastal walks. The property will appeal to a wide range of buyers, including first-time purchasers, downsizers, or those seeking a low-maintenance home in a well-connected location.

This well-presented residential home offers comfortable and well-proportioned accommodation arranged over two floors, with a practical layout suited to modern living.

The ground floor is entered via the front door which opens into an entrance porch and hall, leading through to a spacious lounge/dining room enjoying good natural light. To the rear of the property is the kitchen, complemented by a useful utility room, with both providing access to the rear garden, creating an excellent everyday living and functional space.

To the first floor, the landing provides access to the property's bedrooms and family bathroom. The bedrooms are well sized and flexible in their use, offering space for sleeping, home working or guest accommodation, while the bathroom serves the floor with a practical and well-appointed layout.

Externally, the property benefits from a private and manageable rear garden which enjoys far-reaching countryside views to the rear, providing an attractive outlook and a pleasant space for outdoor seating, gardening or relaxation. Additional features include a garage located in a nearby block, communal parking to the front of the property, and convenient access to the rear garden via a shared alleyway to the side.

Overall, 8 Cleave Crescent represents a well-located and attractive home in a popular residential setting, combining comfortable accommodation with easy access to Bude's coastal lifestyle. Early viewing is highly recommended. EPC Rating - E. Council Tax Band - B.



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The property enjoys a pleasant and desirable location in this peaceful rural hamlet of Woodford lying within the rural and coastal parish of Morwenstow with its outstanding St Marks CE Primary School which has a fantastic reputation in the local area. Other places of interest include places of Worship, local pub and recreational facilities. The rugged North Cornish coastline is close by and is famed for its many areas of outstanding natural beauty and popular bathing beaches, whilst the popular coastal town of Bude which supports a comprehensive range of shopping, schooling and recreational facilities lies some 7 miles distant. The bustling market town of Holsworthy lies some 12 miles inland and the port and market town of Bideford lies some 20 miles in a north easterly direction and provides a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

**Entrance Porch** - 5'2" x 6'1" (1.57m x 1.85m)

**Entrance Hall** - 11'4" x 3'4" (3.45m x 1.02m)

**Lounge/Diner** - 19'6" x 8'9" (5.94m x 2.67m)

**Kitchen** - 7'10" x 9'10" (2.4m x 3m)

**Utility Room** - 9'11" x 5'2" (3.02m x 1.57m)

**Landing**

**Bedroom 1** - 8'7" x 13'1" (2.62m x 4m)

**Bedroom 2** - 8'5" x 10'6" (2.57m x 3.2m)

**Bedroom 3** - 5'3" x 10' (1.6m x 3.05m)

**Bathroom** - 5'5" x 7'2" (1.65m x 2.18m)

**Garage** - Located in nearby block.

**Outside** - To the front of the property is a communal parking area providing off-road parking and access to a garage located in a nearby block. To the right hand side of the property is a shared alley providing access to the rear garden. The rear garden is principally laid to lawn with fences bordering and a raised deck enjoying breathtaking views over the surrounding countryside. Doors to two outside stores. Power Connected.

**Services** - Mains electric and water. Private drainage. The development has a shared drainage system and the vendor has advised a service charge of £50pcm is payable. Oil fired Central Heating.

**Council Tax Band** - B

**EPC Rating** - E

**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

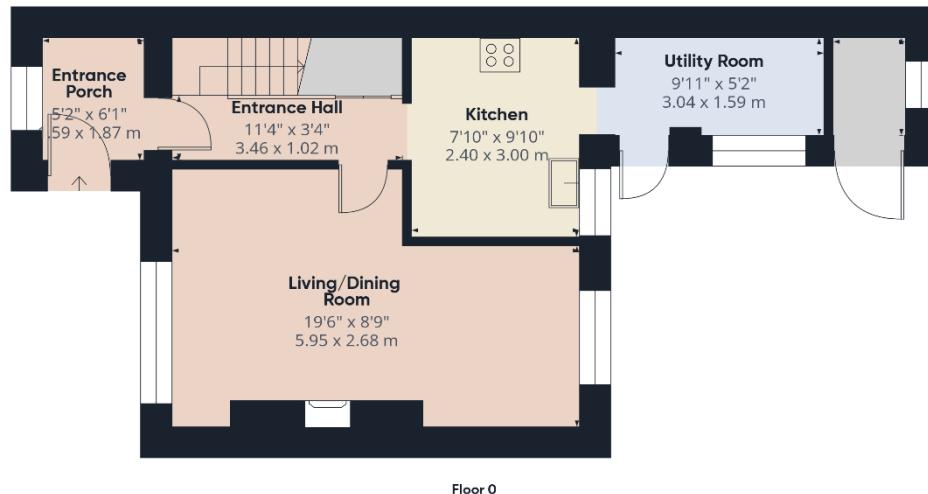
EE	●
Vodafone	●
Three	●
O2	●

Broadband

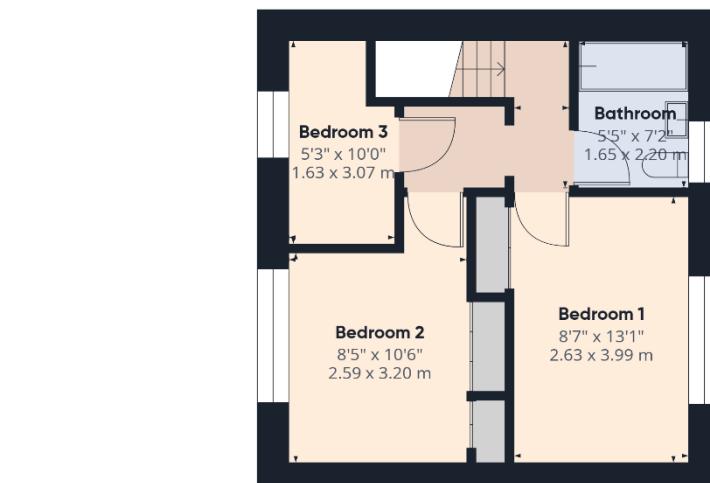
Basic	11 Mbps
Ultrafast	1800 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗



Floor 0



Floor 1



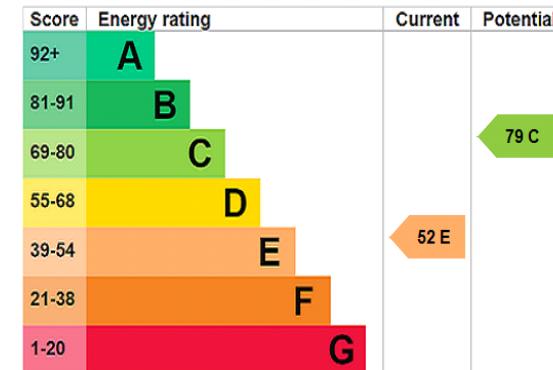
Approximate total area<sup>(1)</sup>

817 ft<sup>2</sup>  
75.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Directions

From Bude town centre proceed out of the town towards Poughill, proceed through the village and upon reaching Inches Shop turn left towards Stibb. Continue for approximately 2 miles and upon reaching Stibb turn left towards Duckpool. Proceed down the hill passing through Duckpool and up the steep hill the opposite side, continue past GCHQ take the second right hand turning into Cleave Crescent whereupon number 8 will be found on the right hand side.

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