



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

21 Dreys Road  
Bude  
Cornwall  
EX23 8TL

**Asking Price: £450,000 Freehold**



*Changing Lifestyles*

01288 355 066

[bude@bopproperty.com](mailto:bude@bopproperty.com)



- Detached 4 bedroom (1 ensuite) family home
- Popular modern development on the edge of Bude
- Living room and kitchen/dining room with garden access
- Principal bedroom with en-suite shower room
- Modern family bathroom and ground floor WC
- Enclosed rear garden
- Detached garage with additional hobbies room / potential home office to the rear
- Driveway parking
- Remainder of NHBC warranty (granted 2023)
- EPC: B
- Council Tax Band: E



**Situated within a popular modern residential development on the outskirts of Bude, we are delighted to bring to the market this attractive and well-proportioned four bedroom detached family home, offering comfortable accommodation arranged over two floors together with a detached garage, driveway parking and enclosed rear garden.**

**The property is entered via a welcoming entrance hall with ground floor cloakroom/WC, leading through to a generous living room enjoying good natural light and providing an ideal everyday living space. To the rear of the property is a well-proportioned kitchen/dining room, fitted with a range of modern units and offering ample space for family dining, with double doors opening directly onto the rear garden—perfect for both entertaining and indoor-outdoor living.**

**To the first floor, the accommodation comprises four bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. The remaining bedrooms are all well-sized and offer flexibility for family use, guests or home working.**

**The property further benefits from the remainder of an NHBC warranty, originally granted in 2023, providing additional peace of mind for prospective purchasers.**



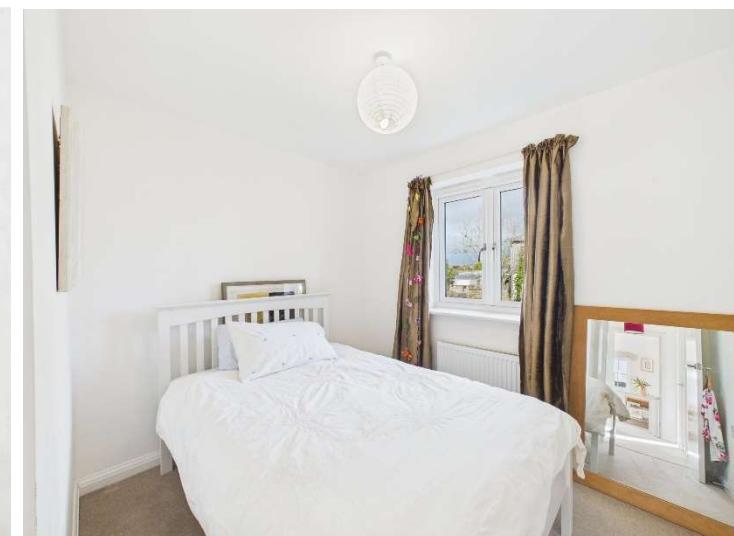
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The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town 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.



# Property Description

**Entrance Hall** - 15'4" x 3'9" (4.67m x 1.14m)

**Living Room** - 17'8" x 11' (5.38m x 3.35m)

**Kitchen/Dining Room** - 19'2" x 11'6" (5.84m x 3.5m)

**WC** - 6'7" x 3'4" (2m x 1.02m)

## First Floor Landing

**Bedroom 1** - 12'6" x 10'3" (3.8m x 3.12m)

**Ensuite** - 7'2" x 4'1" (2.18m x 1.24m)

**Bedroom 2** - 11'7" x 9'7" (3.53m x 2.92m)

**Bedroom 3** - 9'1" x 7'4" (2.77m x 2.24m)

**Bedroom 4** - 8'5" x 6'10" (2.57m x 2.08m)

**Bathroom** - 6' x 5'5" (1.83m x 1.65m)

**Outside** - Externally, the property is approached via a driveway providing off-road parking, leading to a detached garage. To the rear of the garage is a useful additional room, currently arranged as a hobbies room, which would also lend itself well to use as a home office, studio or store, subject to individual requirements.

The rear garden is enclosed and mainly laid to lawn, offering a safe and private space for children and pets, with a paved seating area adjoining the rear of the property—ideal for alfresco dining. The garden enjoys a pleasant outlook and a good degree of privacy for a modern development.

**Garage** - 19'11" x 10' (6.07m x 3.05m)

**Hobbies Room/Potential Office** - 9' x 7'6" (2.74m x 2.29m)

**Services** - Mains gas, electric, water and drainage.

**EPC** - Rating B

**Council Tax** - Band 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	9 Mbps
Superfast	80 Mbps
Ultrafast	1800 Mbps

### Satellite / Fibre TV Availability

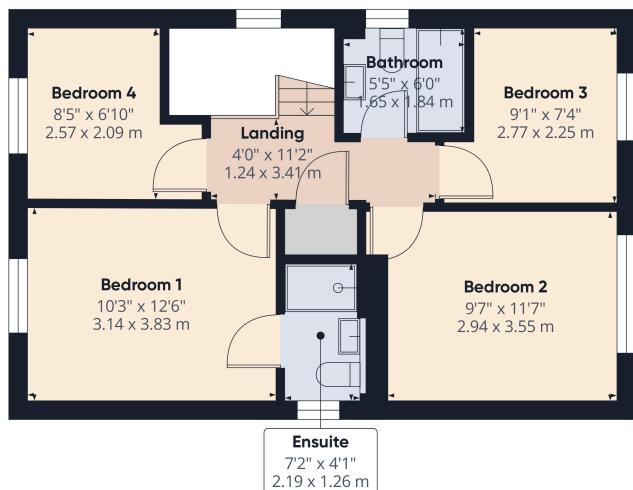
BT	✓
Sky	✓
Virgin	✗

# Floorplan

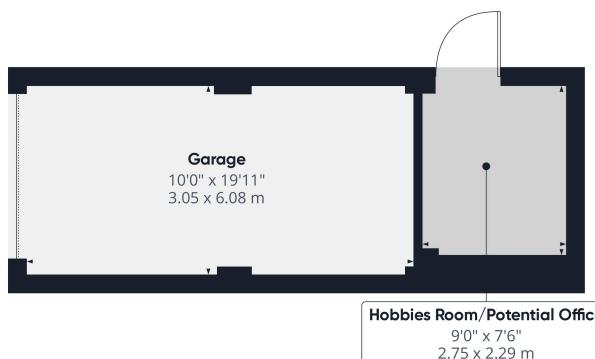
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1309 ft<sup>2</sup>

121.6 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(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.

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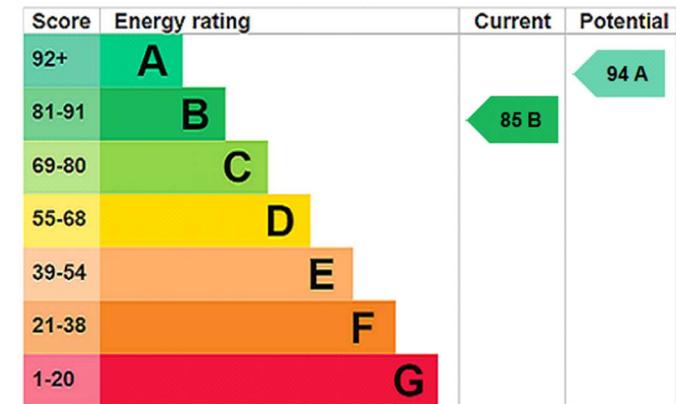
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## Directions

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 and continue along this road taking the right hand turning onto the Dreys Road and take the next right hand turn where after a short distance number 21 will be found on your left hand side.

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.

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and buy your new home...



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for a free conveyancing quote and  
mortgage advice.

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