



Bond
Oxborough
Phillips
Changing Lifestyles

23 Whalesborough Parc
Bude
Cornwall
EX23 8GB

Asking Price: £265,000
Freehold



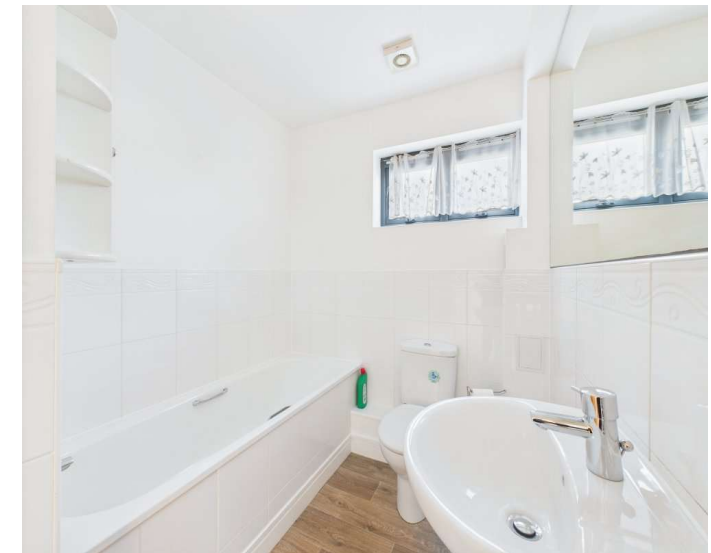
Changing Lifestyles

01288 355 066
bude@bopproperty.com

23 Whalesborough Parc, Bude, Cornwall, EX23 8GB



- Detached two bedroom bungalow
- Principal bedroom with en-suite shower room
- Gas fired central heating & double glazing
- Enclosed rear garden
- Allocated parking
- Convenient and popular residential location
- EPC Rating: C
- Council Tax Band C



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Situated within a popular and convenient residential development on the outskirts of Bude, this well-presented two bedroom detached bungalow offers comfortable, low-maintenance accommodation ideally suited to a range of buyers seeking single-level living close to the town and coast.

The accommodation is entered via a welcoming entrance hall, leading through to a practical kitchen with ample storage and workspace. To the rear of the property is a light and well-proportioned living space, ideal for everyday living and relaxation. Within the property are two bedrooms, including a generous principal bedroom benefitting from an en-suite shower room. A modern family bathroom completes the internal layout. Throughout, the bungalow benefits from gas-fired central heating and double glazing, contributing to comfort and efficiency.

Externally, the property enjoys an enclosed rear garden, providing a private and manageable outdoor space, ideal for sitting out or entertaining. To the front is an allocated parking area, offering practical allocated parking.

Conveniently positioned within easy reach of Bude's town centre amenities, supermarkets, schools and coastal beaches, 23 Whalesborough Parc represents an excellent opportunity for those seeking a well-located bungalow within this popular coastal town. Viewings Highly recommended.

Approximate measurements:

Entrance Hall - 13'5" x 4'5" (4.1m x 1.35m)

Kitchen - 13'7" x 11'10" (4.14m x 3.6m)

Living Room - 13' x 11'10" (3.96m x 3.6m)

Bedroom 1 - 9'11" x 10'8" (3.02m x 3.25m)

Ensuite - 3'2" x 10'8" (0.97m x 3.25m)

Bedroom 2 - 9'6" x 11'9" (2.9m x 3.58m)

Family Bathroom - 6'1" x 8'3" (1.85m x 2.51m)

Outside To the rear of the property is an enclosed garden, providing a private and manageable outdoor space well suited to a variety of uses. The garden is paved with space for outdoor seating, making it ideal for relaxing, entertaining, or enjoying the warmer months in a sheltered setting. Secure boundaries ensure a good level of privacy, while the layout is designed to remain low maintenance. The property also benefits from allocated off-road parking, offering convenient and practical parking close to the bungalow.

Services - Mains electric, gas, water and drainage.

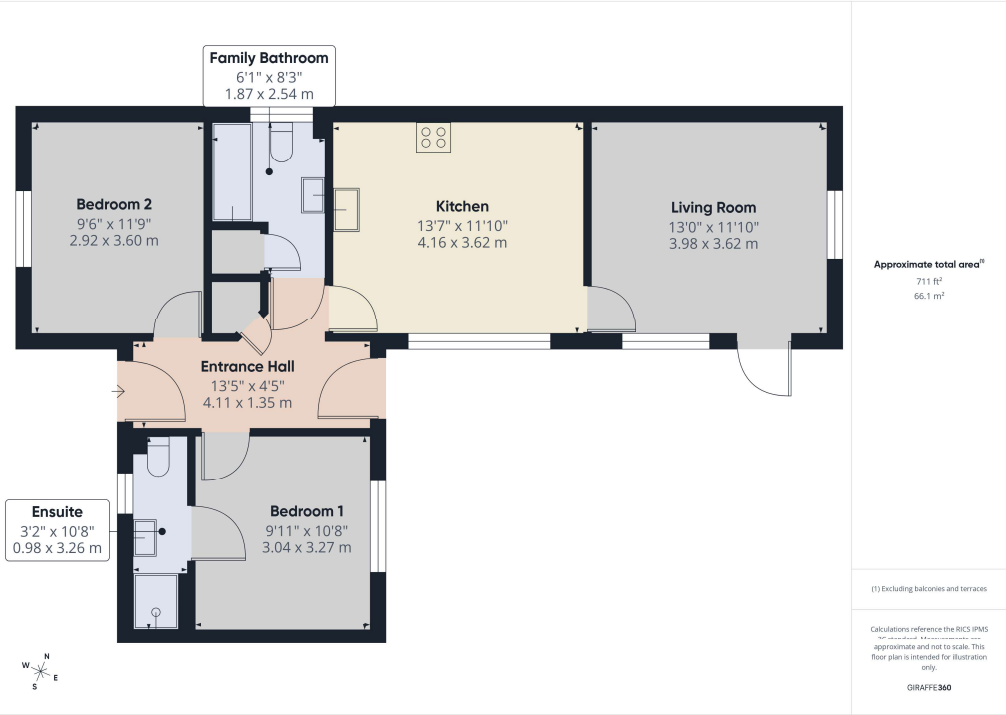
Anti-Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We 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.



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Directions

From Bude Town Centre proceed out of the town towards Stratton and upon reaching the roundabout by Morrisons turn left. Continue past the entrance to Morrisons and follow the road around to the left and turn right into Bartlett Avenue. Take the next left hand turning and immediately right into Whalesborough Parc. The property will be found directly ahead of you.

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		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		