



Bond
Oxborough
Phillips

Changing Lifestyles

12 Brook Drive
Bude
Cornwall
EX23 8NY

Asking Price: £450,000 Freehold



Changing Lifestyles

**01288 355 066
bude@boproperty.com**

12 Brook Drive, Bude, Cornwall, EX23 8NY



- Spacious five bedroom bungalow set within an established residential area
- Well-proportioned lounge/dining room ideal for everyday living and entertaining
- Fitted kitchen with direct access to the rear garden
- Flexible accommodation suitable for families, multi-generational living or home working
- Family bathroom serving the bedroom accommodation
- Off-road parking to the front of the property
- Enclosed, south-facing rear garden with lawn and decked seating area
- Conveniently positioned for Bude town centre, local schools and coastal amenities
- Scope to personalise or further enhance, subject to requirements



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Situated within a well-established residential area on the edge of Bude, 12 Brook Drive is a spacious and versatile five-bedroom bungalow offering well-balanced accommodation ideally suited to families, multi-generational living, or those seeking flexible single-level living within easy reach of the town's amenities and coastline.

The property is entered via an entrance hall which leads through to a generous central hallway, providing access to the principal living areas and bedroom accommodation. The main living space is a well-proportioned lounge/dining room, offering ample space for both seating and dining furniture and enjoying good natural light throughout the day, making it an ideal room for everyday living and entertaining.

The kitchen is positioned to the rear of the property and is fitted with a range of units, with direct access out to the rear garden, creating a practical layout for modern family life and indoor/outdoor entertaining.

The bungalow offers five bedrooms in total, arranged to provide flexibility for a variety of uses including family bedrooms, guest accommodation, or home office space as required. These are served by a family bathroom, positioned conveniently off the main hallway.

Externally, the property benefits from off-road parking to the front, together with a fully enclosed, south-facing rear garden. The rear garden is predominantly laid to lawn and features a decked seating area adjoining the kitchen, providing an ideal space for outdoor dining and entertaining, while enjoying a good degree of privacy. EPC Rating C. Council Tax Band D

The property enjoys a most desirable position in a sought after residential area within this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 8'2" x 4' (2.5m x 1.22m)

Lounge/Dining Room - 21'11" x 14' (6.68m x 4.27m)

Kitchen - 10' x 9' (3.05m x 2.74m)

Hallway

Bedroom 1 - 11'4" x 10'2" (3.45m x 3.1m)

Bedroom 2 - 10'6" x 8'8" (3.2m x 2.64m)

Bedroom 3 - 11' x 8'3" (3.35m x 2.51m)

Bedroom 4 - 9'1" x 9' (2.77m x 2.74m)

Bedroom 5 - 8'10" x 8'10" (2.7m x 2.7m)

Bathroom - 8'1" x 5'3" (2.46m x 1.6m)

Outside - To the front of the property there is off-road parking, providing convenient day-to-day parking for residents and visitors alike. The front garden is laid for ease of maintenance and offers a pleasant approach to the bungalow.

The rear garden is a particular feature of the property, enjoying a southerly aspect which allows for excellent levels of natural sunlight throughout the day. The garden is fully enclosed, making it ideal for families and pets, and is arranged primarily as a level lawn bordered by established planting.

Immediately to the rear of the property, accessed directly from the kitchen, is a generous decked area which creates an excellent outdoor seating and dining space, well suited to entertaining or relaxed summer evenings. Beyond this, the lawned garden provides further space for recreation or gardening, with scope for a purchaser to landscape or personalise to their own tastes.

Overall, the outside space complements the generous internal accommodation, offering a well-balanced and practical outdoor environment with both usability and privacy in mind.

Services - Mains gas, electric, water and drainage.

Council Tax - Band D

EPC - Rating C

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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Approximate total area⁽¹⁾
1076 ft²
100 m²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

Proceed up Belle Vue in the centre of Bude and follow the road around into Golf House Road. Proceed down the hill with the golf course on either side and you will pass Flexbury Church. From the church carry on for approximately 400 yards towards Poughill, and Brook Drive will be found on your right hand side. Proceed into Brook Drive whereupon number 12 will be found on the right hand side after a short distance with a Bond Oxborough Phillips for sale sign clearly displayed.

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