



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

18 Bartlett Avenue  
Bude  
EX23 8DT

**Asking Price: £300,000 Freehold**



*Changing Lifestyles*

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- 3 BEDROOMS (1 EN SUITE)
- DETACHED HOUSE
- OFF ROAD PARKING
- WELL PRESENTED
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- CONSERVATORY
- DOUBLE GLAZED WINDOWS THROUGHOUT
- GAS FIRED CENTRAL HEATING
- EPC RATING - C
- COUNCIL TAX BAND - C



The property is situated in a convenient and popular residential area within a short distance of the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged north Cornish coastline with its three local sandy bathing beaches which provide a whole host of water sports and leisure activities, together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies some ten 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.



**in a convenient residential area of Bude, and offered to the market with no onward chain, Bartlett Avenue is a well-presented three bedroom detached home offering comfortable, modern living within easy reach of the town's amenities, schools and stunning coastline. The property is also ideally placed for families, being close to two primary schools and one secondary school.**

**The accommodation is bright, well maintained and ready to move straight into. A welcoming entrance hall leads through to a spacious living room, providing an ideal setting for both relaxing and entertaining, and opening into a delightful conservatory which enjoys views over the garden and provides an additional reception space — perfect as a sitting area, playroom or dining space.**

**The kitchen/dining room offers a practical layout with ample storage, generous workspace and room for a family dining table, making it well suited to everyday living.**

**Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the home equally suitable for families, couples or those seeking additional space for guests or home working.**

**Further benefits include gas fired central heating and uPVC double glazing throughout, ensuring comfort and efficiency all year round.**

**Externally, the property features an enclosed, low-maintenance rear garden, ideal for outdoor dining, pets or simply enjoying the sunshine without the upkeep of extensive grounds. To the front/side, there is a private off-road parking area, adding to the overall practicality of the home.**

**Offering a superb balance of presentation, location and convenience, this is a fantastic opportunity to acquire a detached home in one of North Cornwall's most popular coastal towns. EPC Rating - C. Council Tax Band - C.**

**Entrance Hall** - 5'7" x 5'6" (1.7m x 1.68m)

**Kitchen/Breakfast Room** - 17' x 11'2" (5.18m x 3.4m)

**Living Room** - 17'1" x 12'1" (5.2m x 3.68m)

**Conservatory** - 10'10" x 8'9" (3.3m x 2.67m)

**Landing** - 9'10" x 5'1" (3m x 1.55m)

**Bedroom 1** - 12'3" x 9'7" (3.73m x 2.92m)

**Ensuite** - 5'9" x 5'1" (1.75m x 1.55m)

**Bedroom 2** - 10'2" x 10'1" (3.1m x 3.07m)

**Bedroom 3** - 8'9" x 7'1" (2.67m x 2.16m)

**Bathroom** - 7' x 6'5" (2.13m x 1.96m)

# Changing Lifestyles

**Outside** - The property benefits from a private off-road parking area. The enclosed rear garden has been thoughtfully landscaped for low maintenance, featuring areas of artificial lawn and paving, along with an attractive pergola seating area. A useful storage shed is also provided, along with a rear access gate leading to a communal parking area.

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

**EPC Rating** - C

**Council Tax Band** - C

**Anti-Money Laundering Notes** - 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.





Floor 0



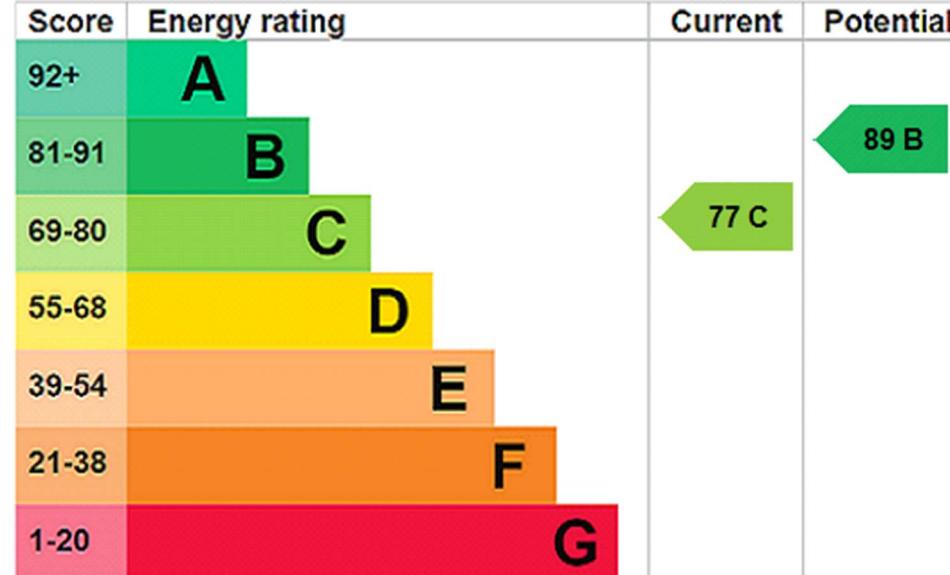
Floor 1

Approximate total area<sup>(1)</sup>  
954 ft<sup>2</sup>  
88.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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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.

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