



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Rockford  
The Crescent  
Widemouth Bay  
Bude  
Cornwall  
EX23 0AD

**Asking Price: £500,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

# Rockford, The Crescent, Widemouth Bay, Bude, Cornwall, EX23 0AD



- Spacious four bedroom detached bungalow
- Highly sought-after coastal location at Widemouth Bay
- Just a short walk to the beach and South West Coast Path
- Impressive open-plan kitchen/dining room with garden access
- Separate living room with log burner
- Three bath/shower rooms
- Integral garage with utility space
- Off-road parking for multiple vehicles
- Private rear garden with patio and summerhouse
- EPC: E
- Council Tax Band: C



A spacious four bedroom detached bungalow, enviably positioned just moments from the beach at Widemouth Bay, offering generous accommodation, ample parking and excellent potential for further enhancement.

Rockford presents a rare opportunity to acquire a well-proportioned detached bungalow in one of North Cornwall's most sought-after coastal settings, situated just a short walk from the expansive sands and renowned surf of Widemouth Bay. With coastal footpaths nearby and the vibrant town of Bude only a short drive away, the property is ideally placed for both permanent living and coastal retreat alike.

The accommodation is light and well balanced throughout, centred around an impressive open-plan kitchen/dining room which enjoys pleasant countryside views to the rear and opens directly onto the garden – ideal for both everyday living and entertaining. A separate living room provides a comfortable retreat, complete with a log burner creating a welcoming focal point during the cooler months.

The bungalow offers four well-sized bedrooms, served by three bath/shower rooms, making it particularly well suited to family occupation or those seeking flexible space for guests or home working. While the property is well presented, there is clear scope for a purchaser to modernise and personalise to their own taste, with genuine potential to enhance both comfort and value over time.

Externally, the property benefits from a generous brick-paved driveway providing off-road parking for multiple vehicles, along with an integral garage which incorporates a useful utility area. To the rear, the private garden is mainly laid to lawn with a sunny patio seating area, outdoor shower and summerhouse.

Rockford represents an exciting opportunity to secure a substantial coastal home in a prime Widemouth Bay location.



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Rockford enjoys a most fantastic location within a short walk of the sandy bathing beach and local cafe's/restaurants. Widemouth Bay is set amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with its many breathtaking cliff top coastal walks etc. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre. The bustling Market town of Holsworthy lies some 10 miles inland whilst the Port and Market town of Bideford is some 30 miles in a north-easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



# Property Description

## Entrance Hall

**Kitchen/Dining Room** - 19'8" x 11'11" (6m x 3.63m)

**Living Room** - 15'9" x 11'10" (4.8m x 3.6m)

**Bedroom 1** - 13'9" x 9'10" (4.2m x 3m)

**Bedroom 2** - 11'3" x 9'10" (3.43m x 3m)

**Bathroom** - 6'3" x 4'6" (1.9m x 1.37m)

**Bedroom 3** - 11'6" x 7'8" (3.5m x 2.34m)

**Bathroom** - 5'2" x 8'4" (1.57m x 2.54m)

**Bedroom 4/ Study** - 10' x 7'9" (3.05m x 2.36m)

## Rear Porch

**Shower Room** - 5'5" x 5'7" (1.65m x 1.7m)

**Utility** - 5'3" x 7'8" (1.6m x 2.34m)

**Garage** - 16' x 9'1" (4.88m x 2.77m)

**Outside** - Rockford is approached via The Crescent to a generous brick-paved driveway which provides off-road parking for several vehicles and sits neatly to either side of the front lawn, creating an attractive and practical frontage. From here there is direct access to the integral garage, along with gated side access leading through to the rear garden.

The rear garden enjoys a good degree of privacy and is thoughtfully arranged to make the most of the setting. Immediately adjoining the property is a paved patio area, ideally positioned to enjoy the morning sun and well suited to outdoor dining and entertaining. Steps lead down to a gently sloping lawn, bordered by fencing to either side and a hedge bank to the rear, offering a pleasant sense of enclosure.

A concrete pathway running to the side of the garden leads to a summerhouse and useful log store. The garden offers a balance of lawn and seating areas, providing a versatile outdoor space that will appeal equally to families, those seeking a coastal retreat, or anyone wishing to further landscape and personalise the grounds.

**Services** - Mains water, drainage and electricity. Three-phase electric.

**EPC** - Rating E

**Council Tax** - Band 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.

### Mobile Coverage

EE ●  
Vodafone ●  
Three ●  
O2 ●

### Broadband

Basic 18 Mbps  
Superfast 77 Mbps

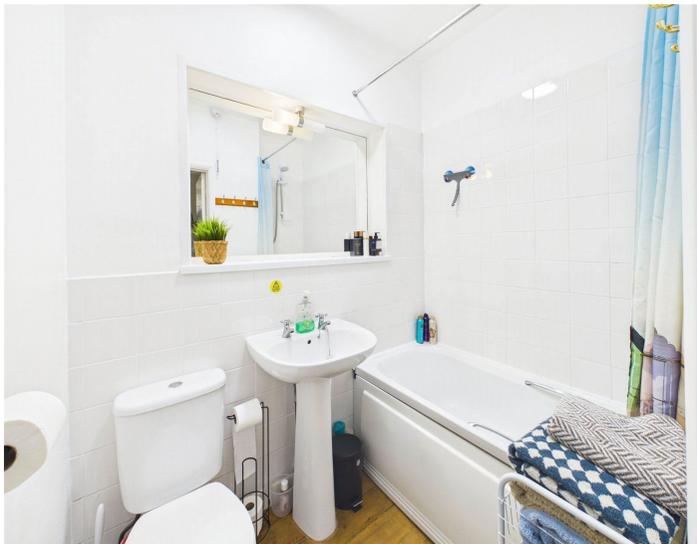
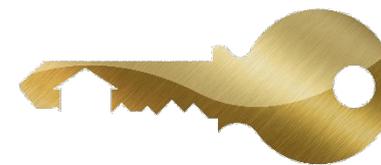
### Satellite / Fibre TV Availability

BT ✓  
Sky ✓  
Virgin ✗

# Floorplan



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Only a 5 minute walk from the beach



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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.

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### Directions

From Bude town centre proceed out of the town along the Strand and turn right at the mini-roundabout following the signs for Widemouth Bay. Continue for approximately 2 miles and after passing the entrance for the car park on the right hand side the entrance to the Crescent will be found as the second turning on the left hand side. Proceed into The Crescent whereupon the property will be found after a short distance on the left hand side.

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We are here to help you find  
and buy your new home...

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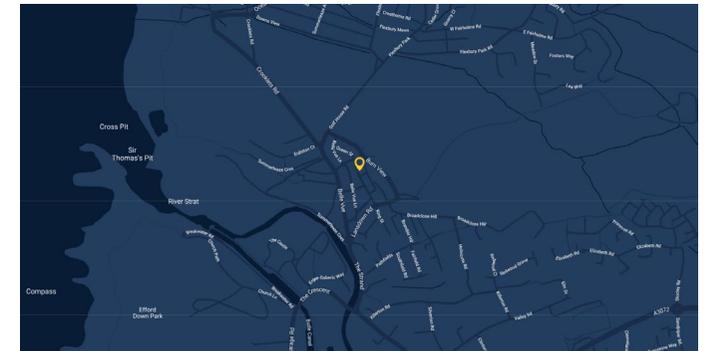
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