



Bond
Oxborough
Phillips

Changing Lifestyles

2 Fairfield Road
Bude
Cornwall
EX23 8DH

Asking Price: £325,000 Freehold



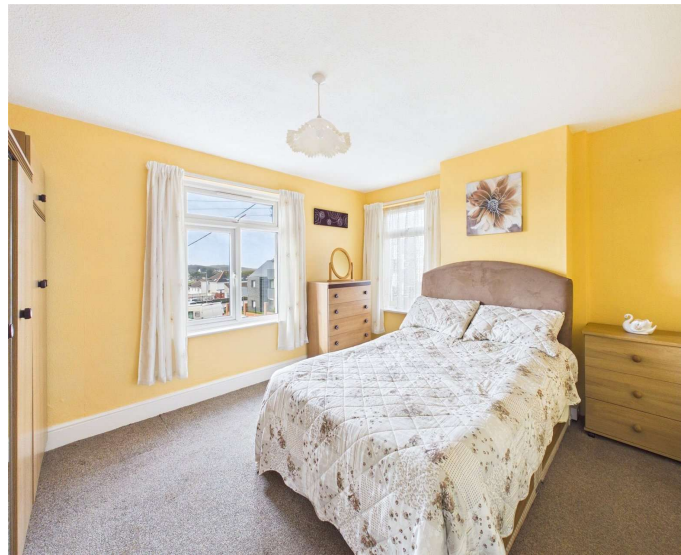
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01288 355 066
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2 Fairfield Road, Bude, Cornwall, EX23 8DH



- 3 Bedroom Semi-Detached Home
- Garage & Driveway Parking
- Enclosed Rear Garden
- Elevated Views Towards Efford Down
- Enclosed Rear Garden
- Storm Tower (Pepper Pot) Visible from Upstairs
- Living Room with Feature Fireplace
- Dining Area Open to Kitchen
- Ground Floor WC
- Hobbies Room / Utility Space to Rear of Garage
- Scope to Modernise & Add Value
- Convenient Residential Location
- EPC: TBC
- Council Tax Band: B



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Situated within a convenient residential area of Bude, 2 Fairfield Road is a well-proportioned three bedroom semi-detached home offering comfortable accommodation throughout, together with the rare advantage of a garage and off-road parking — a genuine premium in this location.

The property is approached via an enclosed front garden and driveway leading to the attached garage. Internally, the accommodation flows well, with an entrance porch opening into a welcoming hallway. The living room is positioned to the front elevation and features a character fireplace, creating a cosy focal point to the room.

To the rear, the property opens into a dining area which in turn connects to the kitchen, creating a sociable and practical layout. The kitchen is fitted with a range of units and enjoys outlooks towards the garden. A useful store room and ground floor WC add further practicality, while a door from the dining area leads through to the garage and hobbies/utility room located at the rear — ideal as a workshop, home office or additional storage space.

On the first floor there are three bedrooms, all well proportioned, together with a shower room. From the rear-facing bedrooms there are elevated views across the town towards Efford Down, with the historic Storm Tower (Pepper Pot) visible from the upper floor — a lovely reminder of the property's position within this coastal town. In all, the property offers comfortable accommodation as presented, with scope for modernisation and personalisation to suit individual tastes.

A brief summary of the outside space: the property benefits from an enclosed front garden, driveway parking and attached garage, together with a generous paved rear garden enjoying a pleasant outlook towards Efford Down.

Fairfield Road enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing 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 within 10 miles inland while 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 Porch - 8'9" x 1'8" (2.67m x 0.5m)

Entrance Hall - 13'8" x 5'11" (4.17m x 1.8m)

Living Room - 12'10" x 10'2" (3.9m x 3.1m)

Dining Area - 11'5" x 8'11" (3.48m x 2.72m)

Kitchen - 8'4" x 7'10" (2.54m x 2.4m)

Store Room - 4'1" x 3'11" (1.24m x 1.2m)

Rear Porch

WC - 4'8" x 3' (1.42m x 0.91m)

First Floor Landing

Bedroom 1 - 12'9" x 10'9" (3.89m x 3.28m)

Bedroom 2 - 10'9" x 10'8" (3.28m x 3.25m)

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Bedroom 3 - 7'11" x 6'11" (2.41m x 2.1m)

Shower Room - 5'11" x 5'7" (1.8m x 1.7m)

Outside - Externally, the property enjoys both front and rear gardens.

To the front, a gated driveway provides valuable off-road parking and access to the attached garage — a rare and highly sought-after feature within this part of Bude. The enclosed frontage offers a degree of privacy from the road.

The rear garden is a generous and low-maintenance space, predominantly paved, making it ideal for outdoor seating and entertaining. Raised planted borders add colour and interest, while the elevated position allows for open views across neighbouring rooftops towards Efford Down. From the upper floor, the distinctive Storm Tower (Pepper Pot) can be seen in the distance.

Access to the useful hobbies/utility room located at the rear of the garage and a timber shed provides additional storage.

Garage - 14'9" x 11'7" (4.5m x 3.53m)

Hobbies/Utility - 10'4" x 7'2" (3.15m x 2.18m)

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.

EPC - Rating TBC

Council Tax - Band B

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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.

Directions

By foot from our Bond Oxborough Phillips office proceed along Queen Street towards Lansdown Road, turn left then immediately right into Broadclose Hill. Take the next right hand turning into Bramble Hill which leads into Fairfield Road, whereupon Number 2 will be the first property found on the hand side.

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