



Bond
Oxborough
Phillips

Changing Lifestyles

3 Casebourne Mews
Bude
Cornwall
EX23 8EG

Asking Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

3 Casebourne Mews, Bude, Cornwall, EX23 8EG



- Well Presented Two Double Bedroom Home
- Landscaped, Low Maintenance Rear Garden
- Allocated Parking Space to the Rear
- Recently Fitted Gas Combi Boiler
- Walking Distance to Town, Schools & Beaches
- Ideal First Time Buy or Investment
- EPC Rating – B
- Council Tax Band – B



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A well-presented mid-terraced home situated in a convenient and popular residential location within Bude, offering well-proportioned accommodation and the benefit of an allocated parking space directly to the rear.

The property provides bright and comfortable living throughout and has been well maintained by the current owner. Upon entering, a welcoming hallway gives access to a useful ground floor WC and leads through to the well-appointed kitchen/dining room, fitted with a range of eye and base level units with integrated appliances and ample work surface space. To the rear of the property, the living room is a light and airy space featuring French doors opening directly onto the garden, creating a lovely flow between indoor and outdoor living.

On the first floor are two generous double bedrooms, both of excellent proportions. The principal bedroom enjoys fitted wardrobes and overlooks the rear garden, whilst the second bedroom is also a comfortable double. A modern family bathroom completes the accommodation.

Externally, the rear garden has been landscaped for ease of maintenance and enjoys a paved patio area ideal for al-fresco dining and entertaining. A pedestrian gate provides direct access to the allocated parking space located immediately behind the property.

Further benefits include double glazing throughout, gas fired central heating with a recently fitted combi boiler. Situated within walking distance of local supermarkets, schools, Bude town centre and the popular beaches of Summerleaze and Crooklets, the property would make an ideal first-time purchase, investment opportunity or low-maintenance coastal home. EPC Rating B. Council Tax Band: B.

The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 12'1" x 2'11" (3.68m x 0.9m)

WC - 5'3" x 3' (1.6m x 0.91m)

Kitchen/Dining Room - 15'5" x 8'4" (4.7m x 2.54m)

Living Room - 10'11" x 14'11" (3.33m x 4.55m)

Landing

Bedroom 1 - 9'11" x 14'11" (3.02m x 4.55m)

Bedroom 2 - 14'6" x 8'6" (4.42m x 2.6m)

Bathroom - 7'8" x 6'2" (2.34m x 1.88m)

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Outside - To the front, the property is approached via a communal paved pathway leading to the entrance door, creating a neat and welcoming arrival.

The rear garden has been thoughtfully landscaped to provide an attractive yet low-maintenance outdoor space. Immediately adjoining the property is an extended paved patio — ideal for al-fresco dining, entertaining or simply enjoying the warmer months — with direct access from the living room via French doors, creating a seamless flow between indoor and outdoor living.

The garden is predominantly laid to patio and decorative stone chippings, complemented by raised planting beds and established shrubs that provide colour and interest throughout the seasons. Recently renewed fencing enhances privacy and security, making the space well suited to both relaxation and pets. A useful outdoor storage box provides practical additional storage.

To the rear boundary, a gate provides direct access to the allocated parking space, conveniently positioned immediately behind the property — a particularly useful feature for ease of access.

The outside space has been designed with simplicity and ease of maintenance in mind, perfectly complementing the property's modern, low-maintenance lifestyle appeal.

Services - Mains gas, electric and drainage.

Service charge - £30 per month.

EPC - Rating B.

Council Tax - Band B.

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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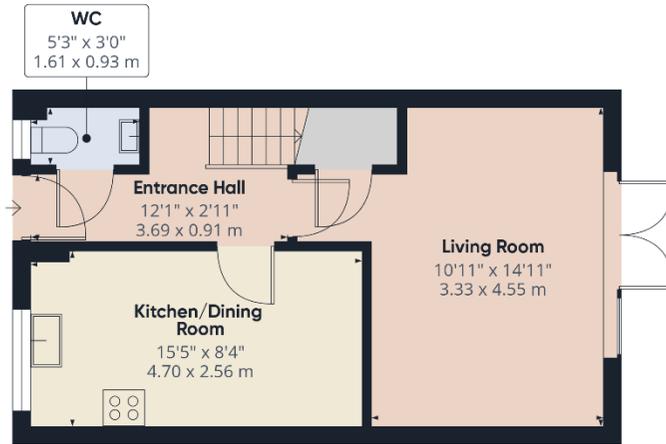


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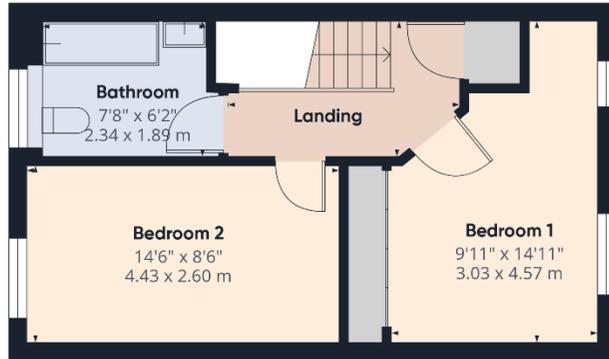
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
749 ft²
69.6 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 into Elizabeth Road and follow the road around to the left whereupon the property will be found a short distance on the right hand side.