



Bond
Oxborough
Phillips

Changing Lifestyles

1 William Edwards Close
Bude
Cornwall
EX23 8JE

Asking Price: £850,000
Freehold



Changing Lifestyles

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bude@boproperty.com

1 William Edwards Close, Bude, Cornwall, EX23 8JE



- DETACHED RESIDENCE
- 4 BEDROOMS (2 ENSUITE)
- IMMACULATELY PRESENTED THROUGHOUT
- SOUGHT AFTER CUL DE SAC LOCATION
- VIEWS OVER GOLF COURSE AND THE SEA
- WITHIN WALKING DISTANCE OF SURFING BEACHES AND TOWN AMENITIES
- AMPLE OFF ROAD PARKING
- DOUBLE GARAGE
- GENEROUS GARDENS
- EPC: TBC
- COUNCIL TAX BAND: E



Situated within a highly desirable residential development, just moments from Bude Golf Course and within easy reach of the town's renowned beaches, 1 William Edwards Close is an impressive and beautifully presented four-bedroom detached home offering generous accommodation, sea views and superb outdoor entertaining space.

The property occupies an attractive corner position and immediately impresses with its smart brick and rendered elevations, double garage and ample driveway parking.

Internally, the accommodation is both spacious and versatile. A welcoming entrance hall sets the tone, leading through to the principal reception rooms. The main living room is particularly impressive, triple aspect, split level, enjoying a light and airy feel with doors opening out to the raised terrace – creating a seamless connection between inside and out. From here, elevated views extend across the surrounding area with sea views visible in the distance, adding to the home's coastal appeal.

The kitchen is well-appointed with modern units and generous worktop space, flowing naturally into a dining area ideal for both everyday family life and entertaining. A separate reception room provides excellent flexibility and could serve as a formal dining room, snug, playroom or home office depending on individual requirements.

Upstairs, the sense of space continues. The property offers four well-proportioned bedrooms, two of which benefit from contemporary ensuite shower rooms. Bedrooms two and three enjoy elevated views across to the sea, reinforcing the property's proximity to the coastline. The remaining bedrooms are served by a stylish family bathroom.

Externally, the rear garden has been thoughtfully landscaped, with a generous lawn and a raised composite decked terrace – perfectly positioned to take advantage of the outlook and ideal for al fresco dining, summer gatherings or simply relaxing in the sun. The composite decking offers ease of maintenance while providing a modern, attractive finish. To the front, driveway parking leads to a double garage, providing excellent storage and practicality.

In all, this is a substantial and beautifully maintained coastal home, perfectly positioned for access to Bude Golf Course, the beaches and the town centre, making it equally suited as a full-time family residence or an exceptional coastal retreat.



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William Edwards Close enjoys a pleasant location situated in one of Bude's most desirable residential areas lying a short distance away from the local bathing beach of Crooklets and within walking distance of the town centre which supports a comprehensive range of shopping, schooling and recreational facilities. Bude itself lies 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 many breath taking cliff top coastal walks, etc. 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 convenient access to the A39 North Devon link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.



Property Description

Entrance Hall - 16'3" x 5'9" (4.95m x 1.75m)

Kitchen - 14'2" x 9'11" (4.32m x 3.02m)

Lounge/Dining Room - 22'8" x 16'4" (6.9m x 4.98m)

Hobbies Room - 16'1" x 11'4" (4.9m x 3.45m)

Office - 10'1" x 10' (3.07m x 3.05m)

Utility/Shower Room - 10'5" x 8'5" (3.18m x 2.57m)

First Floor Landing

Bedroom 1 - 26'7" x 7'10" (8.1m x 2.4m)

Ensuite Bathroom - 10'6" x 8'5" (3.2m x 2.57m)

Terrace - 17'5" x 17'3" (5.3m x 5.26m)

Bedroom 2 - 13'9" x 12'1" (4.2m x 3.68m)

Balcony - 9'6" x 1'11" (2.9m x 0.58m)

Ensuite - 10'5" x 3'11" (3.18m x 1.2m)

Bedroom 3 - 12'9" x 8'8" (3.89m x 2.64m)

Balcony - 6'6" x 1'10" (1.98m x 0.56m)

Bedroom 4 - 11'1" x 9'4" (3.38m x 2.84m)

Bathroom - 7'10" x 6'7" (2.4m x 2m)

Outside - The residence is approached via an entrance drive providing ample off road parking and access to the double garage. Pedestrian gates to both sides of the property lead to the generous gardens with well-established borders, resin pathways, shrubbery and lawn areas. A superb composite decking area is accessed from the Lounge/Dining room which enjoys a south and westerly aspect with views over the golf course and towards the sea providing a fantastic space for entertaining and al fresco dining. Upstairs a large south facing balcony is accessed from the Master Bedroom.

Double Garage - Up and over electric roller door. Power and light connected. Useful built in storage cupboards. Door to side elevation.

Services - Mains gas, electric, water and drainage.

EPC - Rating TBC

Council Tax - Band E

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.



Floorplan

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Floor 0



Floor 1



Approximate total area⁽¹⁾

2226 ft²
206.8 m²

Balconies and terraces

335 ft²
31.1 m²

Reduced headroom

14 ft²
1.3 m²

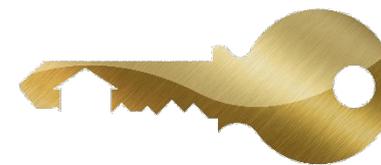
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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EPC TBC

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 Golf House Hill towards Flexbury, upon reaching Flexbury Church turn right into Flexbury Park Road and take the next right hand turning into William Edward Close. The property will be found within a short distance on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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

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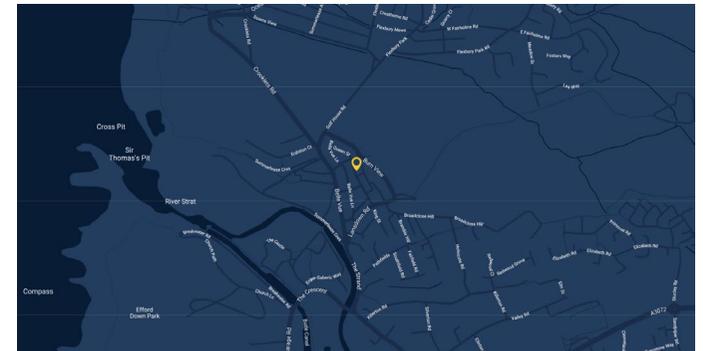
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