



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

41 Pintail Close  
Bude  
Cornwall  
EX23 8FQ

**Asking Price: £325,000**

**Freehold**



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01288 355 066  
bude@boproperty.com

41 Pintail Close, Bude, Cornwall, EX23 8FQ



- Attractive three-bedroom semi-detached family home
- Located on the sought-after Shorelands development in Bude
- Enclosed rear garden with patio and raised composite decking
- Off road parking and garage
- Walking distance to Bude town, schools and local amenities



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## 41 Pintail Close, Bude, Cornwall, EX23 8FQ

An attractive and well-presented three-bedroom semi-detached home situated within the popular Shorelands development in Bude, offering modern accommodation, a spacious kitchen/dining room, enclosed rear garden together with garage and off-road parking. The property enjoys a convenient position within walking distance of Bude town centre, local schools and everyday amenities, making it an ideal family home, first-time purchase or comfortable coastal residence.

The property is entered via a welcoming entrance hall with stairs rising to the first floor. A door leads through to the living room positioned at the front of the property, a bright and comfortable space with a pleasant outlook and ample room for seating, creating an ideal setting for relaxing or entertaining.

From the living room an inner hallway provides access to a useful ground floor WC and under stairs cupboard and continues through to the spacious kitchen/dining room at the rear of the property. This attractive open-plan space is fitted with a modern range of wall and base units with work surfaces over and a selection of integrated appliances. There is ample room for a family dining table and French doors open directly onto the rear garden, allowing natural light to fill the room while creating a seamless connection between indoor living and outdoor entertaining.

On the first floor the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and benefits from the convenience of an en-suite shower room. Bedrooms two and three are located to the rear of the home overlooking the garden and offer flexible accommodation suitable for family living, guest space or a home office. These rooms are served by the family bathroom fitted with a bath with shower over, wash hand basin and WC.

Externally, the property benefits from driveway parking to the front leading to a garage with electric up-and-over door. Side gated access leads to the enclosed rear garden which has been arranged for ease of maintenance with a paved patio and raised composite decking area, providing an ideal space for outdoor seating and entertaining.

This modern home offers an excellent opportunity to acquire a well-presented property within a sought-after residential development close to the amenities of Bude and the beautiful North Cornish coastline. EPC Rating B. Council Tax Band C.

**Entrance Hall** - 5'5" x 6'5" (1.65m x 1.96m)

**Living Room** - 18'6" x 11'9" (5.64m x 3.58m)

**Hallway** - 7'4" x 4'8" (2.24m x 1.42m)

**WC** - 5'9" x 4'8" (1.75m x 1.42m)

**Kitchen/Diner** - 16'9" x 9'9" (5.1m x 2.97m)

**Landing**

**Bedroom 1** - 11'5" x 9'8" (3.48m x 2.95m)

**Ensuite** - 4'3" x 6'7" (1.3m x 2m)

**Bedroom 2** - 9'9" x 9'11" (2.97m x 3.02m)

**Bedroom 3** - 6'11" x 11'3" (2.1m x 3.43m)

**Bathroom** - 5'5" x 6'11" (1.65m x 2.1m)

**Garage**

**Outside** - The property enjoys an attractive frontage with a neatly maintained lawn and planted borders, along with a driveway providing off-road parking and access to a detached garage.

To the rear is a fully enclosed, low-maintenance garden featuring a generous paved patio and a raised decked seating area, ideal for outdoor dining and entertaining. The space offers a good degree of privacy and includes access into the garage via a useful pedestrian door.

**EPC** - Rating B.

**Council Tax** - Band C.

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**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.

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 Holsworthy 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.



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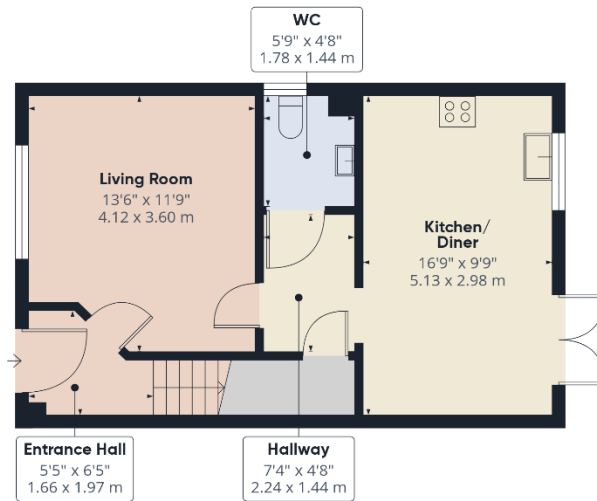


## Have a property to sell or let?

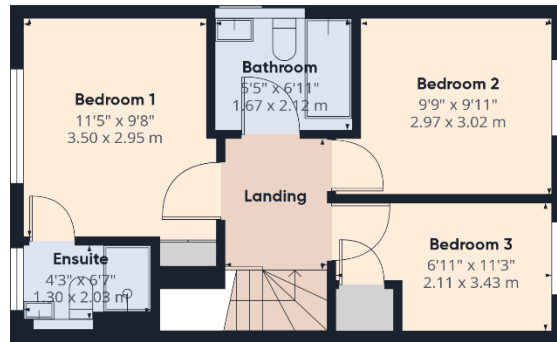
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
856 ft<sup>2</sup>  
79.5 m<sup>2</sup>

(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.

OIRAFFE360

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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 turn right at the Morrison's roundabout and into the Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next left hand turn into Fulmar Road. Follow the road and take the next left onto Pintail Close and follow it round to the right whereupon number 41 will be found on the left hand side.

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