

14 Bittern Close
Bude
Cornwall
EX23 8FY

Asking Price: £300,000 Freehold



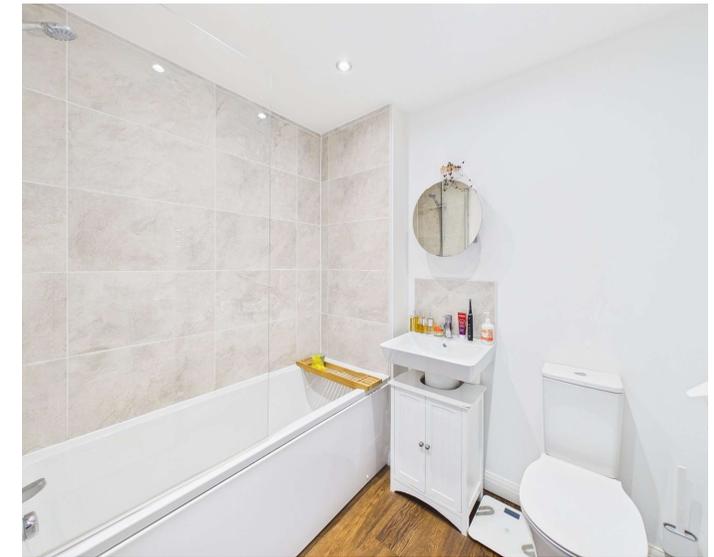
Changing Lifestyles

01288 355 066
bude@boproperty.com

14 Bittern Close, Bude, Cornwall, EX23 8FY



- 3 BEDROOMS (1 ENSUITE)
- MID TERRACE
- ALLOCATED PARKING SPACE
- REAR ENCLOSED GARDENS
- SOUGHT AFTER LOCATION
- GARAGE
- REMAINDER OF A 10 YEAR NHBC WARRANTY GRANTED IN 2022
- COUNCIL TAX - BAND C
- EPC RATING – B



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An opportunity to acquire this 3 bedroom, 1 en suite, mid terrace home located on the shorelands housing development within the popular coastal town of Bude. The property benefits from gas fired central heating with double glazed windows throughout. The property briefly comprises of a lounge, kitchen/dining area, WC, 3 bedrooms, one en suite and a family bathroom. The outside of the property offers an enclosed rear garden, off road parking and garage. The residence benefits from a 10 year NHBC guarantee.

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

Entrance Hall - 5'8" x 3'8" (1.73m x 1.12m)

Living Room - 13'9" x 11'11" (4.2m x 3.63m)

Hall - 7'3" x 4'8" (2.2m x 1.42m)

WC - 5'1" x 4'8" (1.55m x 1.42m)

Kitchen - 17'1" x 9'9" (5.2m x 2.97m)

First Floor Landing - 7'2" x 4'7" (2.18m x 1.4m)

Bedroom 1 - 11'5" x 10'8" (3.48m x 3.25m)

Ensuite - 6'7" x 5' (2m x 1.52m)

Bedroom 2 - 9'7" x 8'10" (2.92m x 2.7m)

Bedroom 3 - 11'5" x 7'1" (3.48m x 2.16m)

Bathroom - 6'11" x 6'1" (2.1m x 1.85m)

Outside - To the front of the property is an area laid to lawn as well as the garage block with an allocated parking space in front of the garage. A shared paved path leads round to the right hand side providing pedestrian access to a rear enclosed garden. The rear garden is laid principally to lawn with a patio area adjoining the rear of the dwelling providing a perfect spot for al fresco dining.

Garage - 17'9" x 9' (5.4m x 2.74m)

Services - Mains electric, water, gas and drainage.

Council Tax - Band C

EPC - Rating B

Agents Note - It is understood from the vendors that the property comes with the remainder of a 10 year NHBC granted in 2022.

It is understood that when the site is finished owners will pay a service charge for the upkeep of the communal areas. Charge to be confirmed.

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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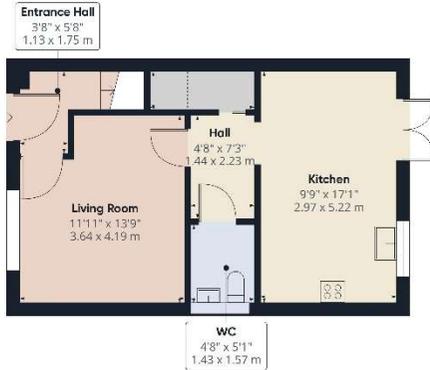


Have a property to sell or let?

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.



Approximate total area¹⁾
1025 ft²
95.3 m²

Reduced headroom
9 ft²
0.8 m²

Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5'6" / 1.6 m

Calculations are based on the RICS IPMS 3rd standard. Measurements are approximate and not to scale. This floor plan is intended for information only.

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Directions

From Bude town centre proceed out of the town towards Stratton. Turn right at the Morrisons roundabout and proceed into the new Shorelands development. Proceed along Sandpiper Road on to Wigeon Road and continue along Wigeon Road taking the last right hand turning onto Curlew Road and then take the immediate left onto Bittern Close, proceed to the very end of the cul de sac and 14 Bittern Close will be found with a clearly displayed Bond Oxborough Phillips 'For Sale' board.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		