



Bond
Oxborough
Phillips

Changing Lifestyles

2 Reden Road
Bude
Cornwall
EX23 8TP

Asking Price: £460,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

2 Reden Road, Bude, Cornwall, EX23 8TP



- Detached 4 bedroom (1 ensuite) family home
- Popular modern development on the edge of Bude
- Living room and kitchen/dining room with garden access
- Principal bedroom with en-suite shower room
- Modern family bathroom and ground floor WC
- Enclosed rear garden
- Integral garage
- Driveway parking
- Remainder of NHBC warranty (granted 2021)
- EPC: B
- Council Tax Band: E



Situated within a popular modern residential development on the outskirts of Bude, we are delighted to bring to the market this immaculately presented and well-proportioned 4 bedroom (1 ensuite) detached family home, offering comfortable accommodation arranged over two floors together with an integral garage, driveway parking and enclosed rear garden.

The property is entered via a welcoming entrance hall with ground floor cloakroom/WC, leading through to a generous living room enjoying good natural light and providing an ideal everyday living space. To the rear of the property is a well-proportioned kitchen/dining room, fitted with a range of modern units and offering ample space for family dining, with double doors opening directly onto the rear garden—perfect for both entertaining and indoor-outdoor living.



To the first floor, a generous landing area provides access to the accommodation comprising four bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. The remaining bedrooms are all well-sized and offer flexibility for family use, guests or home working.

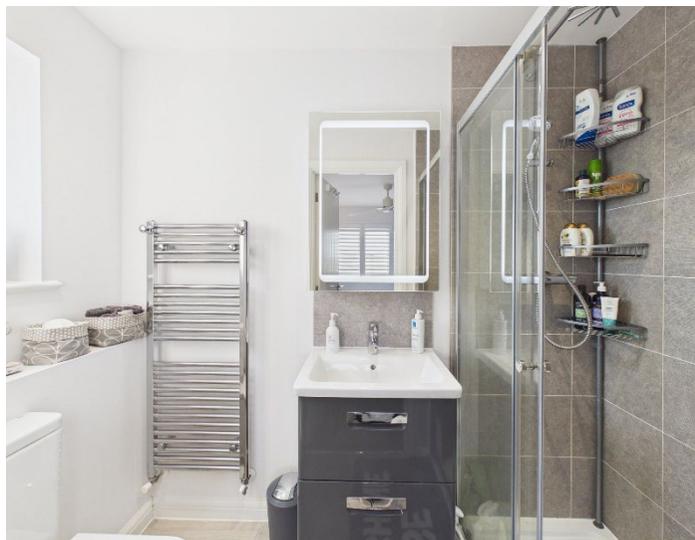
The property further benefits from the remainder of an NHBC warranty, originally granted in 2021, providing additional peace of mind for prospective purchasers.

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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.



Property Description

Entrance Hall

WC - 6'3" x 3'1" (1.9m x 0.94m)

Living Room - 15'11" x 10'9" (4.85m x 3.28m)

Kitchen/Dining Room - 19' x 10'3" (5.8m x 3.12m)

Utility Room - 6'10" x 6'3" (2.08m x 1.9m)

Integral Garage - 19'7" x 9'6" (5.97m x 2.9m)

First Floor Landing

Bedroom 1 - 14'1" x 10'6" (4.3m x 3.2m)

Ensuite - 7'3" x 3'10" (2.2m x 1.17m)

Bedroom 2 - 11'8" x 9'6" (3.56m x 2.9m)

Bedroom 3 - 9'11" x 8'8" (3.02m x 2.64m)

Bedroom 4 - 11' x 7' (3.35m x 2.13m)

Outside - The property is approached over a tarmac driveway offering parking for two vehicles and access to integral garage, with potential to extend onto adjoining lawn to give a third parking space. To the rear of the property is a superb enclosed low maintenance terraced garden offering a patio area well-suited for al-fresco dining and a well-proportioned lower level artificial lawn area with ample space for al fresco dining/entertaining.

Services - Mains gas, electric, water and drainage.

EPC - Rating B

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.



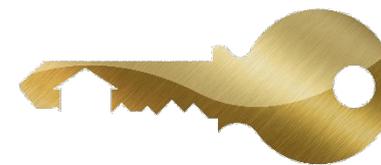
Mobile Coverage		Broadband	
EE	●	Basic	5 Mbps
Vodafone	●	Superfast	79 Mbps
Three	●	Ultrafast	1800 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

Floorplan

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

From Bude town centre proceed out of the town towards Stratton, continue passed Morrisons and upon reaching the A39 take the 1st exit at the roundabout entering Reden Road and take the next left onto a block paved road whereupon the private driveway for number 2 will be found on your right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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

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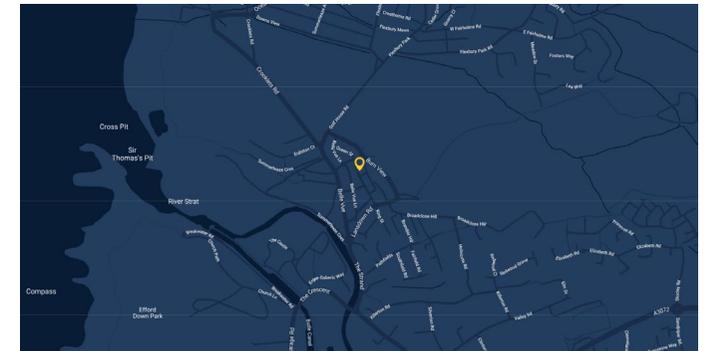
Have a property to sell or let?

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.

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for a free conveyancing quote and
mortgage advice.



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