

5 Elm Drive  
Bude  
Cornwall  
EX23 8EZ

**Asking Price: £525,000**  
**Freehold**



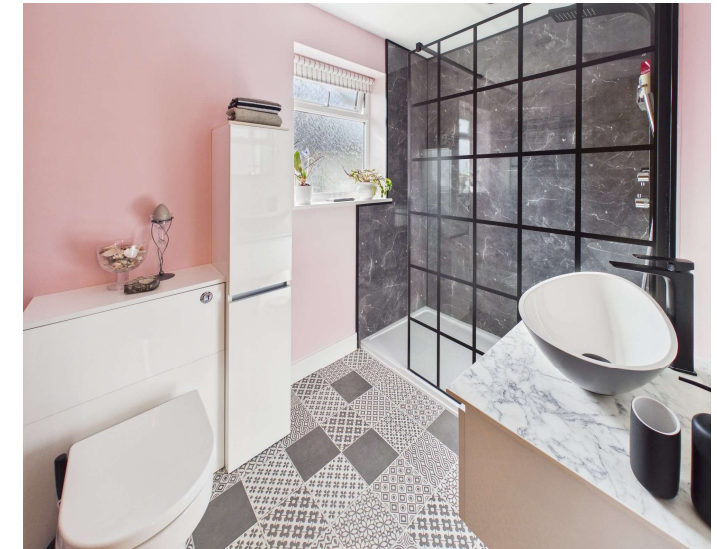
Changing Lifestyles

01288 355 066  
bude@boproperty.com

5 Elm Drive, Bude, Cornwall, EX23 8EZ



- Immaculately presented three-bedroom detached bungalow
- Impressive open-plan kitchen/dining/living space with island
- Principal bedroom with dressing area and ensuite
- Two further well-proportioned bedrooms
- Useful utility room and additional store
- Internal access to garage
- Well-maintained gardens with patio and lawned areas
- Off-road driveway parking
- Ideal for those seeking modern single-storey living
- EPC: TBC
- Council Tax Band: D



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## Changing Lifestyles

An immaculately presented and deceptively spacious three-bedroom detached bungalow, offering beautifully updated accommodation throughout, together with generous living space, garage and attractive gardens, all set within a sought-after residential location.

The heart of the home is the impressive open-plan kitchen/dining/living space, a superb light-filled room designed for modern living and entertaining. The kitchen is fitted with a contemporary range of units centred around a stylish island, complemented by integrated appliances and ample worktop space, whilst the dining area enjoys a pleasant outlook over the garden with direct access outside. The generous living area, features a dual aspect which flood the room with natural light, creating a comfortable and inviting space to relax.

The property offers three well-proportioned bedrooms, including a principal bedroom with walk-in wardrobe, dressing area and ensuite facilities. The remaining bedrooms are served by a beautifully appointed family shower room, finished to a high standard with modern fittings.

Further practical benefits include a useful utility room and internal access to the garage, providing excellent storage and everyday convenience. There is also an additional useful store space which could also be utilised as a studio space or home office.

Externally, the property enjoys well-maintained gardens, with a lawned area and patio space ideal for outdoor dining and entertaining, together with off-road parking and access to the garage.

This superb home combines modern styling with well-balanced accommodation, ideally suited to a range of buyers seeking single-storey living within a popular and convenient setting. EPC rating TBC. Council Tax Band D.

The property enjoys a pleasant and convenient location situated in this desirable residential area and lying within walking distance of the town centre and all its amenities including a comprehensive range of shopping, schooling and recreational facilities together with its three local sandy bathing beaches, 18 hole links golf course and fully equipped leisure centre. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty, popular surfing beaches providing a whole host of water sport and leisure activities together with many breathtaking cliff top walks etc. The popular market town of Holsworthy lies some 10 miles inland, while the Port Market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

### Entrance Hall

**Open Plan Kitchen/Dining/Living Room** - 17'6" x 30'1" (5.33m x 9.17m)

**Utility Room** - 14'9" x 4'2" (4.5m x 1.27m)

**Bedroom 1** - 8'2" x 15'7" (2.5m x 4.75m)

**Dressing Area** - 8'6" x 8'11" (2.6m x 2.72m)

**Ensuite Shower Room** - 5'8" x 5'8" (1.73m x 1.73m)

**Bedroom 2** - 9'3" x 13'8" (2.82m x 4.17m)

**Bedroom 3** - 9'1" x 10'7" (2.77m x 3.23m)

**Shower Room** - 8'9" x 5'8" (2.67m x 1.73m)

**Useful Store** - 9'6" x 4'6" (2.9m x 1.37m)

**Garage** - 21'3" x 9'4" (6.48m x 2.84m)

Up and over garage door with a pedestrian door to the rear leading out to the garden and an internal door leading into the utility area. Power and light connected.

**Outside** - The property occupies a well-maintained corner plot, with attractive gardens extending to the front, side and rear, providing a lovely balance of usable outdoor space and privacy.

To the front, the property is approached via a paved pathway leading to the entrance, bordered by areas of lawn and established planting, creating an inviting first impression. The frontage and side garden is bordered by mature hedging, offering a good degree of privacy, whilst also providing a pleasant outlook across the garden.

The rear garden has been thoughtfully arranged to provide both relaxation and an entertaining space, whilst being fully enclosed, making it well suited for families or those with pets. A paved patio adjoins the property, offering an ideal area for outdoor dining, with direct access from the main living accommodation. This continues onto a level lawn, bordered by well-stocked flower beds, mature shrubs and planting, adding colour throughout the seasons.

**Services** - Mains gas, electric, water and drainage. Solar panels.

**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.



## 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

EPC Rating TBC

## Directions

From Bude town centre proceed out of the town towards Stratton and upon approaching Bude service station take the left hand turning into Valley Road. Proceed to the end of Valley Road and take the right hand turning passing Budehaven Community School on the right and proceed into Elm Drive. Whereupon the property will be found a short distance on the left hand side.