



Bond
Oxborough
Phillips

Changing Lifestyles

20 Victoria Road
Bude
Cornwall
EX23 8RJ

Asking Price: £400,000 Freehold



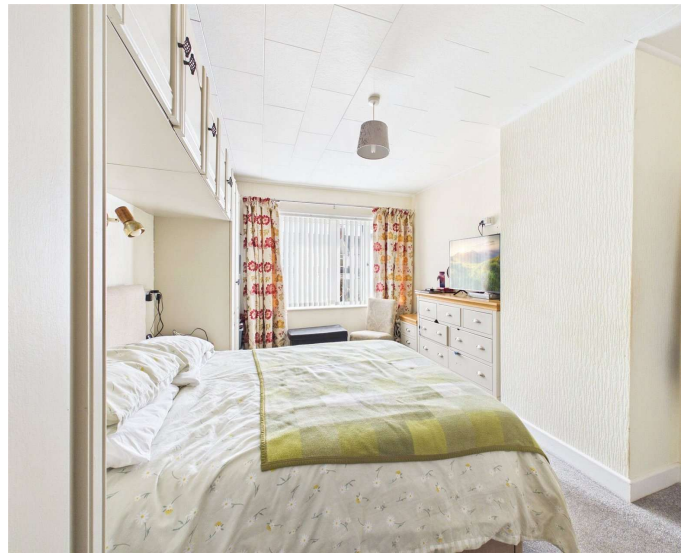
Changing Lifestyles

01288 355 066
bude@boproperty.com

20 Victoria Road, Bude, Cornwall, EX23 8RJ



- Detached two-bedroom bungalow
- Sought-after residential location close to town
- Spacious living room with adjoining sunroom
- Two well-proportioned double bedrooms
- Modern fitted kitchen
- Bathroom with white suite
- Generous front and rear gardens
- Driveway providing ample off road parking and garage
- Potential for extension (subject to planning)
- EPC: E
- Council Tax Band: C



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An excellent opportunity to acquire a well-proportioned detached bungalow occupying a generous plot within a popular and established residential area of Bude, offering comfortable single-level living with scope for further enhancement.

The accommodation is entered via an entrance hallway providing access to the principal rooms. The living room is a bright and inviting space, enjoying a pleasant outlook and opening through to a sunroom, which provides additional reception space and direct access to the rear garden—ideal for relaxing or entertaining.

The kitchen is fitted with a range of modern units and offers ample workspace, with access to the side of the property and potential for reconfiguration or extension (subject to the necessary planning consents). The property offers two well-proportioned double bedrooms, both benefiting from fitted storage, together with a family bathroom.

Externally, the property sits within a generous plot with gardens to both the front and rear. The rear garden is predominantly laid to lawn with a variety of mature planting and offers excellent potential for landscaping or extension, subject to the necessary consents. To the front, a driveway provides off-road parking and leads to a detached garage, offering additional storage or workshop space.

The property offers further potential to redesign or extend, subject to the relevant planning permissions.

Entrance Hall - 13' x 4'9" (3.96m x 1.45m)

Living Room - 17'8" x 11'8" (5.38m x 3.56m)

Sunroom - 9'10" x 7'9" (3m x 2.36m)

Kitchen - 10'7" x 10'6" (3.23m x 3.2m)

Bedroom 1 - 14'7" x 10'7" (4.45m x 3.23m)

Bedroom 2 - 11'7" x 10'1" (3.53m x 3.07m)

Bathroom - 7'11" x 7'3" (2.41m x 2.2m)

Outside - The property is approached via a driveway providing off-road parking and access to the garage. The front garden is laid to lawn with established borders.

A gated side access leads through to the rear garden, which is of a generous size and predominantly laid to lawn, complemented by mature planting and established boundaries. The garden offers a high degree of privacy and provides an excellent space for outdoor dining, gardening or potential extension, subject to the necessary planning consents.

Garage - 18'10" x 11'11" (5.74m x 3.63m)

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.

Council Tax - Band C

EPC - Rating E

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

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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 will 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Directions

Directions to Find: From Bude town centre proceed out of the town towards Flexbury along Golf House Road taking the next left hand turning into Downs View. Take the next right hand turn into Flexbury Avenue and immediately left into Victoria Road whereupon No 20 will be found within a short distance on the right hand side.

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