



Bond
Oxborough
Phillips

Changing Lifestyles

7 Curlew Road
Bude
Cornwall
EX23 8GH

Asking Price: £390,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

7 Curlew Road, Bude, Cornwall, EX23 8GH



- Spacious and well presented detached family home
- 4 double bedrooms (1 en-suite)
- Enclosed south facing rear garden
- Large patio seating area and low maintenance artificial lawn
- Off road parking and garage
- Walking distance to town, schools and amenities



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A well-presented and generously proportioned four double bedroom detached family home, conveniently located within walking distance of the town centre, local schools and amenities, the property offers well-balanced and versatile accommodation ideally suited to modern family living.

The accommodation is thoughtfully arranged, comprising an inviting entrance hall with useful under stair storage, leading through to a bright and spacious living room enjoying a pleasant outlook to the front. Double doors open into a dining room positioned to the rear, creating an excellent space for both everyday living and entertaining, with French doors opening directly onto the south facing garden and allowing an abundance of natural light to flood the space.

The kitchen/breakfast room is well appointed with a range of contemporary units complemented by ample worktop space and integrated appliances, offering a practical yet sociable environment. A separate utility room provides additional storage and space for appliances, with direct access to the rear garden, alongside a convenient ground floor cloakroom.

On the first floor, the property continues to impress with four well proportioned double bedrooms. The principal bedroom benefits from built-in wardrobe space and a stylish en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom fitted with a bath and shower over.

Externally, the property offers excellent kerb appeal with off-road parking for two vehicles and access to an integral garage. To the rear, the enclosed south facing garden has been designed with ease of maintenance in mind, featuring a generous paved patio area ideal for outdoor dining and entertaining, an area of artificial lawn, and a further seating space with pergola.

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.

Entrance Hall - 6'3" x 13'8" (1.9m x 4.17m)

Living Room - 10'8" x 16'3" (3.25m x 4.95m)

Dining Room - 8'9" x 10'6" (2.67m x 3.2m)

Kitchen - 11'1" x 10'5" (3.38m x 3.18m)

Utility Room - 5'4" x 7' (1.63m x 2.13m)

WC - 4'8" x 3'2" (1.42m x 0.97m)

First Floor Landing

Bedroom 1 - 10'1" x 12'3" (3.07m x 3.73m)

Ensuite - 7'3" x 4'3" (2.2m x 1.3m)

Bedroom 2 - 8'5" x 16'8" (2.57m x 5.08m)

Bedroom 3 - 8'7" x 12'6" (2.62m x 3.8m)

Bedroom 4 - 9'10" x 7'5" (3m x 2.26m)

Bathroom - 6'10" x 5'6" (2.08m x 1.68m)

Garage - 8'1" x 16'10" (2.46m x 5.13m)

Outside - To the front of the property, a tarmac driveway provides off road parking and provides access to the garage. The rear garden enjoys a desirable south facing aspect and is fully enclosed. The garden has been thoughtfully designed for ease of maintenance, it features a generous paved patio area adjoining the property, ideal for alfresco dining and entertaining, alongside an expanse of artificial lawn. Well stocked borders add colour and interest, while a pergola to one side creates a further sheltered seating area.

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.

EPC - Rating B.

Council Tax - Band E.

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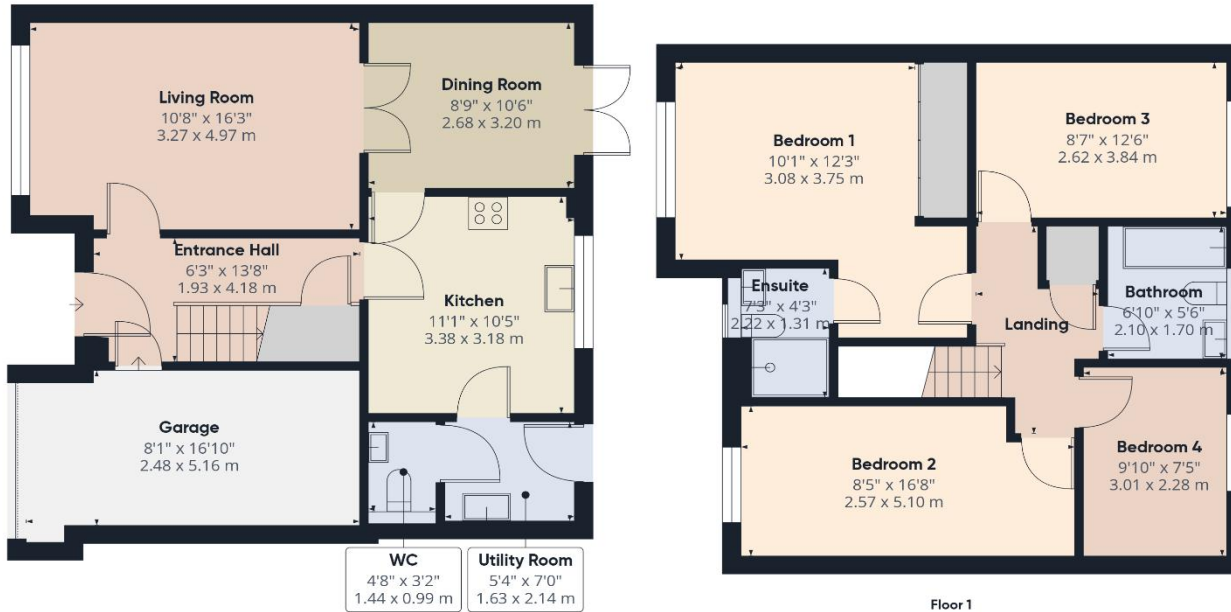


Have a property to sell or let?

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 area⁽¹⁾

1292 ft²
120 m²

(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.

GIRAFFE360

| 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 | | |



Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrisons roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Wigeon Road continuing along and take the right hand turn into Curlew Road. Continue along this road and after a short distance number 7 will be found on the left hand side.

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