



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

47 East Fairholme Road  
Bude  
Cornwall  
EX23 8HU

**Asking Price: £285,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

47 East Fairholme Road, Bude, Cornwall, EX23 8HU



- Two bedroom semi-detached bungalow
- Spacious living room with pleasant front outlook
- Kitchen leading through to bright sunroom overlooking the garden
- Enclosed rear garden offering a good degree of privacy
- Driveway parking and detached garage
- Popular and convenient residential location within Bude
- Ideal for downsizers, first-time buyers or investment
- Scope for buyers to modernise and personalise
- EPC: TBC
- Council Tax Band: C



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An excellent opportunity to acquire a two-bedroom semi-detached bungalow requiring some modernisation situated within a popular residential area of Bude, offering comfortable single-level living together with driveway parking, garage and enclosed rear garden.

The accommodation is well laid out and comprises an entrance hallway leading through to a generous living room positioned to the front of the property, providing a bright and comfortable main reception space. The kitchen is fitted with a range of units and offers practical workspace with direct access through to the sunroom at the rear — a pleasant additional reception area enjoying views over the garden and providing a natural connection between the house and outside space.

The bungalow offers two bedrooms, including a good-sized principal double bedroom together with a second bedroom which would equally suit use as a guest room, study or hobby room. These are served by a shower room fitted with a walk-in shower, wash basin and WC.

The property is well presented throughout but also offers scope for buyers to update or personalise to their own taste over time, presenting an appealing opportunity for those looking to downsize, invest or secure a manageable coastal home.

Externally, the property benefits from driveway parking leading to a detached garage together with lawned gardens to both the front and rear. The rear garden enjoys a good degree of privacy and provides a pleasant outdoor space to enjoy the sunshine or entertain. EPC TBC. Council Tax Band B.

East Fairholme Road is situated close to the Golf Course and is within easy reach of the town centre with its extensive range of shopping, schooling, banking and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many nearby cliff top coastal walks etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway.

## Entrance Hallway

**Living Room** - 18'7" x 10'11" (5.66m x 3.33m)

**Kitchen** - 10'8" x 8'8" (3.25m x 2.64m)

**Sun Room** - 10'4" x 9'7" (3.15m x 2.92m)

**Bedroom 1** - 8'10" x 7'10" (2.7m x 2.4m)

**Bedroom 2** - 8'9" x 8'8" (2.67m x 2.64m)

**Shower Room** - 6'6" x 5'6" (1.98m x 1.68m)

**Outside** - To the front of the property a driveway provides off-road parking and leads to the garage, offering useful storage or workshop potential. A lawned garden sits to the front elevation, giving the property an attractive setting from the road.

The rear garden is enclosed and enjoys a pleasant and private feel, with a lawned area bordered by established shrubs and trees creating a natural backdrop. Immediately

## Outside cont'd

adjoining the rear of the property is a paved seating area providing space for outdoor dining or relaxation.

The sunroom opens directly onto the garden, creating a natural connection between the interior living space and the outside areas. The detached garage is also positioned within the rear garden and provides additional storage together with further potential depending on a buyer's requirements.

Overall the outside space offers a manageable and pleasant garden environment, well suited to those seeking an easily maintained outdoor space.

**Garage** - 17'10" x 8'2" (5.44m x 2.5m)

**EPC** - Rating TBC

**Council Tax** - Band C

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

**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.

EPC TBC

## Directions

From Bude town centre, proceed out of the town along Golf House Road towards Poughill, and turn right at Flexbury Church keeping the golf course on the right hand side. Take the second right hand turning into East Fairholme Road and continue the road where after a short distance number 47 will be found on your left hand side.

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