



Bond
Oxborough
Phillips

Changing Lifestyles

6 Quarry Close
Bude
Cornwall
EX23 8JG

Asking Price: £425,000 Freehold



Changing Lifestyles

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bude@boproperty.com

6 Quarry Close, Bude, Cornwall, EX23 8JG



- 3 BEDROOM
- DETACHED BUNGALOW
- SOUGHT AFTER CUL DE SAC LOCATION
- OPEN PLAN KITCHEN/LOUNGE
- DRIVEWAY PROVIDING OFF ROAD PARKING
- INTEGRAL GARAGE
- LOW MAINTENANCE FRONT AND REAR GARDENS
- WALKING DISTANCE TO TOWN AND LOCAL BEACHES
- EPC: D
- COUNCIL TAX BAND: D



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An opportunity to acquire a detached 3 bedroom detached bungalow in this very sought after residential location being within a short walk to the town centre and local beaches. The property occupies an elevated position within a quiet cul de sac with attractive low maintenance gardens to the front and rear, driveway providing off road parking and access to integral garage.

6 Quarry Close is situated in this very popular cul-de-sac in the Flexbury area of town within a level walk of Crooklets Beach and the North Cornish coast path. The bungalow is also close to the town centre and within easy walking distance of local amenities. Bude occupies a convenient location adjacent to the A39 Atlantic Highway giving ease of access to a wide variety of other towns, villages and places of interest. Bude caters well for its inhabitants with a good range of domestic, commercial and leisure facilities including an 18 hole golf course, tennis, squash, bowls, horse riding, surfing, indoor and outdoor swimming pools, leisure and sports complex with adjacent bowling arena in addition to the popular sandy beaches with dramatic heritage coastline.

Entrance Porch - 8'11" x 5'9" (2.72m x 1.75m)

Hallway - Built in storage cupboard.

Open Plan Kitchen/Living Area - 23'9" x 11'7" (7.24m x 3.53m)

A light and airy open plan reception room with modern fitted kitchen comprising a range of base and wall mounted units with 'Mistral' work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer taps, 4 ring induction hob with extractor, built in high level Zanussi oven and grill. Integrated appliances include a dishwasher, fridge, freezer and wine cooler. Sliding door to front elevation with double glazed French doors to conservatory.

Conservatory - 12'9" x 9' (3.89m x 2.74m)

Windows overlooking the rear garden with door to outside.

Bedroom 1 - 11'2" x 10'5" (3.4m x 3.18m)

Double bedroom with window to rear elevation.

Bedroom 2 - 10'8" x 9'9" (3.25m x 2.97m)

Double bedroom with window to front elevation.

Bedroom 3 - 8'8" x 7'4" (2.64m x 2.24m)

Internal window to side elevation.

Bathroom - 7'9" x 5'8" (2.36m x 1.73m)

Enclosed panel bath with mains fed drench shower over, low flush WC, wash hand basin, heated towel rail and window to side elevation.

Garage - 18'2" x 8'5" (5.54m x 2.57m)

Up and over door, light and power connected, wall mounted Worcester gas fired combination boiler and space and plumbing for washing machine.

Outside - To the front of the property there is paved ample off-road parking area with access to the integral garage and a garden laid principally to lawn. Side gated access leads to the rear garden with steps which leads down to a generous lawn area and a garden shed with light and power connected. Terraced decking area provides an ideal spot for al fresco dining.

Council Tax - Band D

EPC - Rating D

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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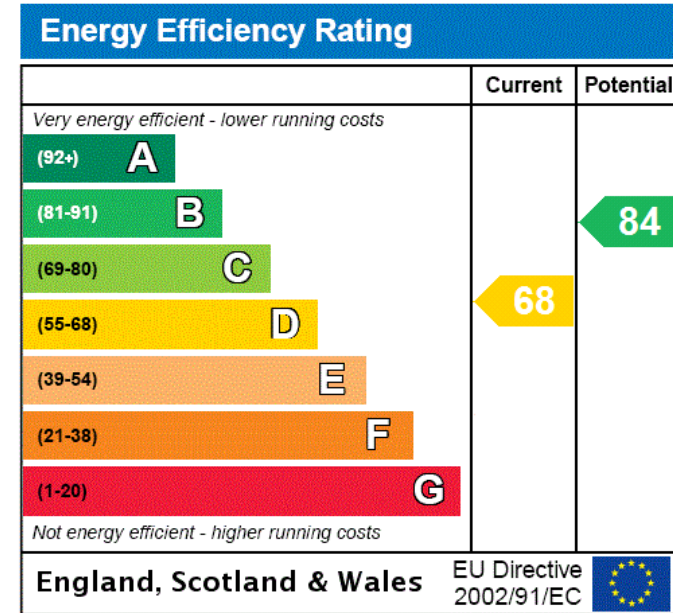


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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Directions

From Bude town centre proceed towards Poughill passing through the golf course. Upon reaching Flexbury Methodist Church turn immediately right into West Fairholme Road then take the first left into Quarry Close. Proceed along this road and follow round to the right whereupon Number 6 will be found a short way along on the left hand side.

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