



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Little Tern  
Bude  
Cornwall  
EX23 8FR

**Asking Price: £425,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**

## 2 Little Tern, Bude, Cornwall, EX23 8FR



- Immaculately presented detached modern home
- Four well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Superb open plan kitchen/dining room
- Bi-fold doors opening onto the rear garden
- Modern family bathroom and ground floor cloakroom
- Enclosed private rear garden
- Driveway parking and detached single garage
- Popular residential location within Bude
- Convenient access to beaches, schools and town amenities
- Ideal family home or coastal relocation property
- Remainder of 10 year NHBC warranty
- EPC: B
- Council Tax Band: E



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An immaculately presented detached family home occupying a pleasant position within a popular modern residential development on the outskirts of Bude. The property offers spacious and well-balanced accommodation arranged over two floors, with a stylish contemporary finish throughout and a layout well suited to modern family living.

The ground floor accommodation comprises a welcoming entrance hall with access to the principal reception spaces. The sitting room is a generous and comfortable room, enjoying plenty of natural light and offering an inviting space to relax. To the rear of the property is a superb open plan kitchen/dining room, creating a wonderful social hub of the home. The kitchen is fitted with a modern range of units and work surfaces, with integrated appliances, while the dining area provides ample room for a family table and enjoys direct access to the garden through bi-fold doors, ideal for entertaining and everyday living. A useful ground floor cloakroom and separate study/home office completes the ground floor accommodation.

On the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The accommodation is presented in excellent order throughout, offering a ready-to-move-into home that will appeal to families, relocators, second home buyers or those seeking a low maintenance property close to Bude and the North Cornish coastline. Generous enclosed rear garden, off road parking for 2 vehicles and detached single garage. The residence benefits from the remainder of a 10 year NHBC guarantee.

Little Tern forms part of a popular modern development within Bude, conveniently positioned for access to the town's range of shopping, schooling and recreational facilities. Bude is renowned for its sandy beaches, including Summerleaze and Crooklets, together with access to the South West Coast Path, Bude Canal, leisure centre, golf course and a range of cafes, restaurants and independent shops. The A39 Atlantic Highway is also easily accessible, providing convenient links to the wider North Cornwall and North Devon coastline.

## Entrance Hall

**Living Room** - 14'9" x 9'9" (4.5m x 2.97m)

**Open Plan Kitchen/Dining** - 11'6" x 23'6" (3.5m x 7.16m)

**Study/Home Office** - 7'7" x 5'11" (2.3m x 1.8m)

**Cloakroom** - 4'8" x 5'3" (1.42m x 1.6m)

## First Floor Landing

**Bedroom 1** - 9'3" x 9'10" (2.82m x 3m)

**Ensuite** - 6'11" x 4'11" (2.1m x 1.5m)

**Bedroom 2** - 7'8" x 11'7" (2.34m x 3.53m)

**Family Bathroom** - 7' x 5'6" (2.13m x 1.68m)

**Bedroom 3** - 7'8" x 11'5" (2.34m x 3.48m)

**Bedroom 4** - 9'2" x 9'8" (2.8m x 2.95m)

**Garage** - 17'11" x 9'1" (5.46m x 2.77m)

**Outside** - Externally, the property is approached to the front with an attractive landscaped frontage and a driveway providing off-road parking, leading to a detached single

garage. To the rear, the property enjoys a generous enclosed garden, predominantly laid to lawn, with a paved patio area adjoining the rear of the house, providing an ideal space for outdoor dining and seating. The garden is well enclosed by fencing and neighbouring walls, making it a practical and appealing space for families, pets and entertaining.

**Services** - Mains electric, gas, 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.





## 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.

## Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrison's roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next left hand turn into Fulmar Road. Follow the road and take the next left onto Pintail Close and follow it round to the right whereupon a private road to Little Tern will be found straight ahead and the property will be found after a short distance on the right hand side.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		