



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 Woodfield Road  
Bude  
Cornwall  
EX23 8JB

**Asking Price: £225,000**

**Freehold**



**Changing Lifestyles**

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

19 Woodfield Road, Bude, Cornwall, EX23 8JB



- 3 bedroom end-terrace home
- Situated in a convenient Bude location
- Within easy reach of town amenities, schools and beaches
- Scope to modernise and improve
- Ideal first-time buy or investment opportunity
- Front and rear gardens
- No onward chain



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19 Woodfield Road, Bude, Cornwall, EX23 8JB

Situated within an established residential area of Bude, this three-bedroom end-terrace home offers an excellent opportunity for buyers seeking a property with scope to modernise, improve and add their own style. Positioned on Woodfield Road, the property is well placed for access to Bude town centre, local schools, everyday amenities and the North Cornish coastline, making it an appealing option for first-time buyers, families, investors or those looking for a project in a convenient location.

The accommodation is arranged over two floors and provides a practical layout with well-proportioned rooms throughout. While the property would now benefit from a programme of updating and improvement works, it offers a solid base and plenty of potential for a buyer to create a comfortable home to their own taste.

On entering the property, the entrance hall gives access to the principal ground floor accommodation, including a living room, separate dining room and kitchen. The living room sits to the front of the property and features a fireplace, offering a focal point to the room and providing a base for future redecoration or refurbishment.

To the rear, the dining room provides a useful separate reception space, ideal for family dining or entertaining, with access through to the kitchen. The kitchen is fitted with a range of wooden base and wall units, work surfaces, sink and space for appliances, while enjoying outlooks over the garden area. A particularly useful feature of the ground floor is the additional shower room and separate WC, adding practicality to the layout and offering potential flexibility for future use.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double room, with two further bedrooms. The bathroom is fitted with a suite including bath with shower

over, WC and wash hand basin with vanity storage, complemented by tiled surrounds and a glazed shower screen.

Externally, the property benefits from a front garden with pathway leading to the entrance, together with side access leading through to the rear. The rear garden is arranged over various levels and includes lawned and paved areas, with fencing and boundary walls.

Overall, this is a property with considerable potential, offering three bedrooms, useful ground floor facilities and gardens to the front and rear. Requiring modernisation and improvement, the property presents an exciting opportunity for those looking to put their own stamp on a home in a popular and convenient Bude location.

The property is conveniently and pleasantly situated within a short distance away from the centre of this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amongst the rugged North Cornish coastline famed for its 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 and coastal walks. The bustling market town of Holsworthy lies some 10 miles inland, whilst the Port & 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 Hall** - 3'11" x 5'11" (1.2m x 1.8m)

**Living Room** - 9'2" x 11' (2.8m x 3.35m)

**Kitchen** - 11'5" x 8'5" (3.48m x 2.57m)

## Changing Lifestyles

### Rear porch

**WC** - 2'7" x 5'6" (0.79m x 1.68m)

**Shower Room** - 3'11" x 11'9" (1.2m x 3.58m)

### Landing

**Bedroom 1** - 9'3" x 11' (2.82m x 3.35m)

**Bedroom 2** - 12'6" x 8'6" (3.8m x 2.6m)

**Bedroom 3** - 9'2" x 7'11" (2.8m x 2.41m)

**Bathroom** - 5'11" x 5'5" (1.8m x 1.65m)

**Outside** - The property is approached via a pathway leading through the low maintenance front garden, enclosed by low-level boundary walling. A side pathway provides access to the rear garden, which is arranged over various levels and includes a mixture of lawn, paved areas, gravelled sections and planting.

**Agents note** - The property has a right of way across the rear of the property giving access to a gate for the neighbours.

**EPC** - Rating TBC.

**Council Tax** - Band B.

**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.



EPC: TBC

### Directions

From Bude town centre proceed out of the town towards Poughill along Golf House Hill. Turn right at Flexbury Church into Flexbury Park Road, continue to the end of this road and follow it round to the left where after a short distance number 19 will be found on your left hand side.