



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Redwood Grove  
Bude  
Cornwall  
EX23 8EB

**Asking Price: £595,000**  
**Freehold**



**Changing Lifestyles**

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

## 2 Redwood Grove, Bude, Cornwall, EX23 8EB



- Highly desirable Redwood Grove location
- Impressive 3 bedroom detached bungalow
- Spacious accommodation extending to approximately 1,789 sq ft
- Superb open plan kitchen/dining room
- Generous living room
- Additional sunroom overlooking the garden
- Principal bedroom with en-suite shower room
- Modern family bathroom
- Large double garage
- Extensive off road parking
- Enclosed rear garden with patio and lawn
- Convenient access to Bude town centre, beaches and amenities



An exciting opportunity to acquire this impressive 3 bedroom detached bungalow, occupying a generous plot within the highly desirable Redwood Grove area of Bude. The property is conveniently positioned within easy reach of the town centre, local beaches, canal, schools and everyday amenities, making it an ideal home for those seeking space, comfort and convenience in a sought after residential location.

The property offers spacious and beautifully presented accommodation throughout, extending to approximately 1,789 sq ft. The layout has been thoughtfully arranged to provide a comfortable and versatile home, with generous reception space, 3 well proportioned bedrooms, extensive off road parking and a large double garage.

The accommodation briefly comprises an entrance porch leading into a spacious living room, creating a welcoming reception area with plenty of natural light. From here, the property opens into a superb kitchen/dining room, which forms the real hub of the home. This impressive open plan space is perfectly suited to both everyday family living and entertaining, featuring a contemporary fitted kitchen with granite work surfaces, a central island with breakfast bar, integrated NEFF appliances including a steam oven, Quooker boiling hot water tap and cabinet lighting. There is ample room for dining and seating areas, with doors opening directly out to the rear garden, providing a lovely flow between the indoor and outdoor space.



A further sunroom provides an attractive additional reception area overlooking the garden, ideal as a relaxed seating space, garden room or hobby area. The bedroom accommodation is positioned off an inner hallway, with 3 good sized bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a stylish family bathroom.

Externally, the property continues to impress. To the front is a generous driveway providing extensive off road parking, together with access to the large double garage. The rear garden is enclosed and attractively arranged, with areas of lawn, patio seating and established planting, creating a private and inviting outside space ideal for entertaining, relaxing and family use.

Properties within Redwood Grove are always highly sought after, offering an excellent balance of space, privacy and convenience to Bude's amenities and coastline. An internal viewing is highly recommended to fully appreciate the size, presentation and location of this superb detached home. EPC Rating D. Council Tax Band E.

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Redwood Grove enjoys a convenient and central location within 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. Its three local bathing beaches all lying amidst the famed rugged North Cornish coastline provide a whole host of watersports and leisure activities together with many breath taking cliff to coastal walks etc. The bustling market town of Holsworthy lies within 10 miles inland while the port and market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road, which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 35 miles and links to the A30 which connects in turn to the Cathedral City of Exeter with its airport, Intercity railway network and motorway links etc.



# Property Description

**Entrance Porch** - 6'2" x 3'10" (1.88m x 1.17m)

**Living Room** - 19'5" x 16'2" (5.92m x 4.93m)

**Kitchen/Dining Room** - 29'11" x 14'8" (9.12m x 4.47m)

**Sunroom** - 11'9" x 9'6" (3.58m x 2.9m)

**Hallway** - 7'6" x 6'7" (2.29m x 2m)

**Bedroom 1** - 10'6" x 12'9" (3.2m x 3.89m)  
Built in wardrobe.

**Ensuite** - 9'1" x 2'10" (2.77m x 0.86m)

**Bedroom 2** - 13'9" x 12'9" (4.2m x 3.89m)  
Built in wardrobe.

**Bedroom 3** - 12'6" x 9'8" (3.8m x 2.95m)  
Built in wardrobe.

**Family Bathroom** - 10' x 9'1" (3.05m x 2.77m)

**Side Porch** - 4'6" x 4'3" (1.37m x 1.3m)

**Double Garage** - 14'10" x 19'2" (4.52m x 5.84m)

**Outside** - The property is approached via a generous driveway providing ample off road parking for several vehicles, with access to a large double garage measuring approximately 14'10" x 19'2", ideal for parking, storage or workshop use.

To the rear, the property enjoys an enclosed garden designed for ease of maintenance and outdoor enjoyment. The garden is mainly laid to lawn with paved patio seating areas, gravelled borders and mature planting. There is ample space for alfresco dining and entertaining, with direct access from the kitchen/dining room and sunroom, creating an excellent flow between the house and garden.

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

**EPC** - Rating D

**Council Tax** - Band E

**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.



# Floorplan



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Directions

From Bude town centre proceed along The Strand and at the mini-roundabout take the first turning into Bencoolen Road, then take the first left hand turning into Killerton Road. At the top of Killerton Road take the left hand turning into Redwood Grove, whereupon the entrance to the property will be found a little way along on the right hand side.

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.

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We are here to help you find  
and buy your new home...

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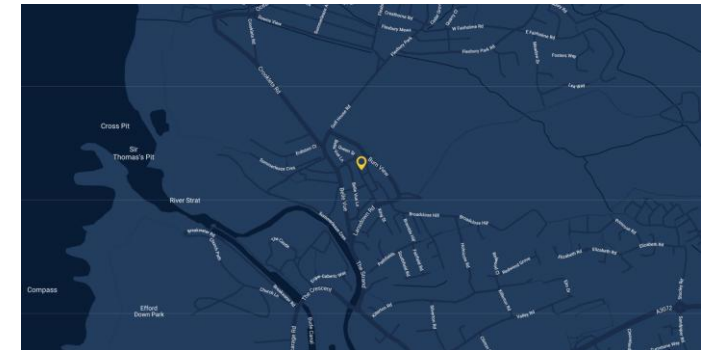
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