



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Southfield Road  
Bude  
Cornwall  
EX23 8DN

**Asking Price: £325,000**

**Freehold**



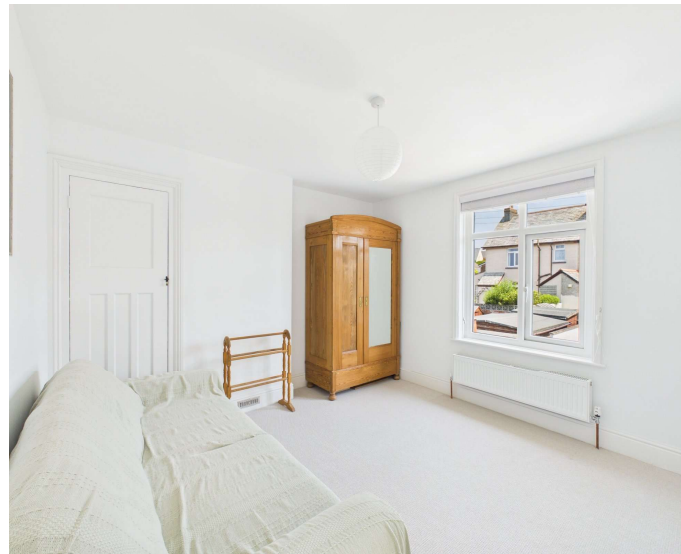
**Changing Lifestyles**

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

3 Southfield Road, Bude, Cornwall, EX23 8DN



- Well presented 3 bedroom semi-detached property
- Convenient residential location within Bude
- Within easy reach of town centre, canal and local beaches
- Sea glimpses and views of the Pepper Pot
- Open Plan kitchen/dining/living room
- Useful utility room
- Enclosed front and rear gardens
- Useful external timber store
- Double glazing and gas fired central heating
- EPC Rating D
- Council Tax Band B



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3 Southfield Road, Bude, Cornwall, EX23 8DN

**An opportunity to acquire this well presented 3 bedroom semi-detached property, pleasantly situated within a convenient residential area of Bude, within easy reach of the town centre, canal, local amenities and the popular sandy beaches. The property also benefits from sea glimpses and views of Bude Pepper Pot.**

**The property offers comfortable and well planned accommodation throughout, complemented by double glazed windows and gas fired central heating. The accommodation briefly comprises an entrance hall, an large open plan kitchen/dining/living area fitted with a range of contemporary units and providing ample space for family dining and access out to the enclosed garden.**

**On the first floor, the landing gives access to 3 bedrooms, comprising 2 comfortable double rooms and a third single bedroom, ideal for use as a child's room, home office or dressing room. Completing the accommodation is the family bathroom, fitted with a white suite and shower over the bath.**

**Externally, the property benefits from enclosed gardens to both the front and rear, with the rear garden providing a pleasant area for outdoor dining, children's play or simply enjoying the sunshine. A useful utility room lies to the rear as well as WC. This property would be well suited to a range of purchasers including families, first-time buyers, those seeking a coastal base, or investors alike. EPC Rating D. Council Tax Band B.**

**Entrance Hall** - 5'11" x 11'3" (1.8m x 3.43m)

**Kitchen/Dining Area** - 18'3" x 10'11" (5.56m x 3.33m)

**Living Area** - 11'10" x 14'2" (3.6m x 4.32m)

### First Floor Landing

**Bedroom 1** - 9'8" x 11'9" (2.95m x 3.58m)

**Bedroom 2** - 10'7" x 10'11" (3.23m x 3.33m)

**Bedroom 3** - 6'11" x 7'4" (2.1m x 2.24m)

**Bathroom** - 5'11" x 5'9" (1.8m x 1.75m)

**Utility Room** - 4'10" x 5'11" (1.47m x 1.8m)

**WC** - 4'10" x 2'9" (1.47m x 0.84m)

**Bedroom 2** - 9'8" x 11'9" (2.95m x 3.58m)

**Outside** - The property is approached from Southfield Road via a pedestrian gate opening into an attractive front garden, which is laid principally to paving with well-stocked flower beds and established shrubs providing a welcoming approach to the entrance. A useful pedestrian side access runs along the right-hand side of the property, leading through to the rear garden.

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To the rear, the property benefits from an enclosed garden enjoying a pleasant and private setting. Immediately adjoining the house is a paved patio area, providing an ideal space for outdoor dining and entertaining, with a central pathway leading through areas of level lawn. The garden is enclosed by painted block walls and fencing, with a timber garden store providing useful external storage.

**Services** - Main 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Take the next right hand turning into Bramble Hill and right again into Pathfields. The entrance to Southfield Road is on the left hand side whereupon Number 3 will be found on the left hand side.