



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Cleave Crescent  
Woodford  
Bude  
Cornwall  
EX23 9JH

**Asking Price: £235,000 Freehold**



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01288 355 066  
bude@boproperty.com

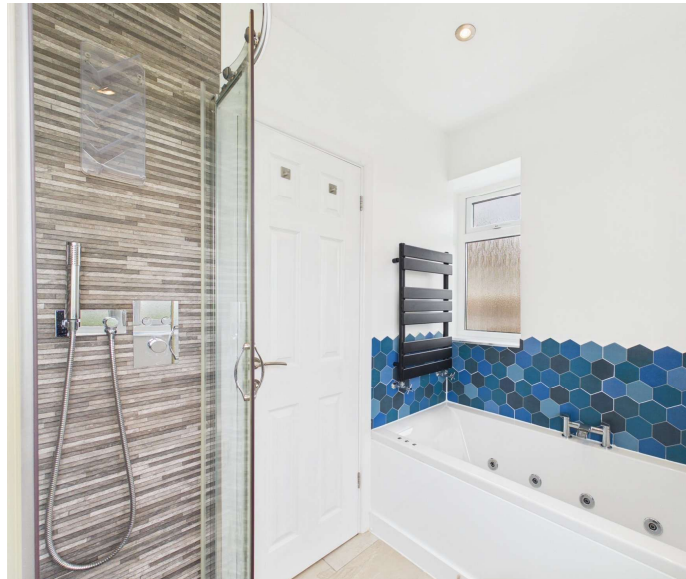
## 5 Cleave Crescent, Woodford, Bude, Cornwall, EX23 9JH



- 2 bedroom semi-detached house
- Peaceful rural hamlet location
- Light and well-presented accommodation
- Living room
- Fitted kitchen with utility area
- Family bathroom
- Enclosed rear garden
- Far-reaching countryside views
- Communal off-road parking
- Single Garage
- Close to the North Cornish coastline
- Approximately 7 miles from Bude
- EPC Rating E
- Council Tax Band B



5 Cleave Crescent enjoys a pleasant and desirable location in this peaceful rural hamlet of Woodford lying within the coastal parish of Morwenstow with its outstanding St Marks CE Primary School which has a fantastic reputation in the local area. Other places of interest include places of worship, local pub and recreational facilities. The rugged North Cornish coastline is close by and is famed for its many areas of outstanding natural beauty and popular bathing beaches, whilst the popular coastal town of Bude which supports a comprehensive range of shopping, schooling and recreational facilities lies some 7 miles distant. The bustling market town of Holsworthy lies some 12 miles inland and the port and market town of Bideford lies some 20 miles in a north easterly direction and provides a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



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**An opportunity to acquire this well-presented 2 bedroom semi-detached home, pleasantly situated within the peaceful rural hamlet of Woodford, close to the North Cornish coastline and within easy reach of the popular coastal town of Bude.**

**The property offers comfortable accommodation arranged over 2 floors, comprising an entrance hall, a light and welcoming living room, fitted kitchen and useful adjoining utility area. To the first floor are 2 bedrooms together with a family bathroom.**

**Externally, the property benefits from an enclosed rear garden enjoying attractive far-reaching countryside views, providing an excellent space for outdoor seating, gardening and relaxation. Access to the garden is via the left-hand side of the property. The property also benefits from a single garage located within a nearby block, providing useful additional parking or storage.**

**Woodford is a peaceful rural hamlet within the coastal parish of Morwenstow, well placed for access to the nearby beaches and dramatic coastline at Duckpool, Sandymouth and Northcott. The village of Morwenstow offers a well-regarded primary school, public house, church and recreational facilities, whilst Bude lies approximately 7 miles to the south and provides a comprehensive range of shops, schools, supermarkets, leisure facilities and beaches.**

**The property would make an ideal first-time purchase, downsizing opportunity, investment**

**property or coastal retreat. EPC Rating E. Council Tax Band B.**

**Entrance Porch** - 5'5" x 4'9" (1.65m x 1.45m)

**Hallway** - 2'10" x 11'2" (0.86m x 3.4m)

**Living Room** - 8'10" x 19'4" (2.7m x 5.9m)

**Kitchen** - 9'8" x 8' (2.95m x 2.44m)

**Utility Room** - 9'2" x 6'11" (2.8m x 2.1m)

**WC** - 5'5" x 2'9" (1.65m x 0.84m)

**First Floor Landing**

**Bedroom 1** - 15'8" x 8'4" (4.78m x 2.54m)

**Bedroom 2** - 10'10" x 8'6" (3.3m x 2.6m)

**Bathroom** - 7'9" x 5'3" (2.36m x 1.6m)

**Outside** - The property is approached via a pedestrian pathway to the front, with access continuing along the left-hand side of the house to the enclosed rear garden. The garden is principally laid to lawn and enclosed by fencing, with a pedestrian side gate providing access. Enjoying breathtaking views across the surrounding countryside and coastal hinterland, it provides an excellent space for outdoor seating, entertaining and gardening.

A single garage is situated within a nearby block, providing useful secure storage or additional parking

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**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.

**Services** - Mains electric and water. Private drainage. The development has a shared drainage system and the vendor has advised a service charge of £50pcm is payable. LPG Gas Central Heating.

**EPC Rating** - E

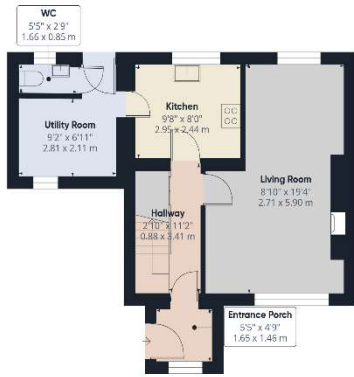
**Council Tax Band** - B



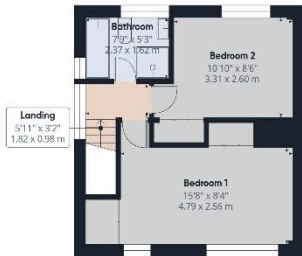
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
795 ft<sup>2</sup>  
73.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 2C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Directions

From Bude town centre proceed out of the town towards Poughill, proceed through the village and upon reaching Inches Shop turn left towards Stibb. Continue for approximately 2 miles and upon reaching Stibb turn left towards Duckpool. Proceed down the hill passing through Duckpool and up the steep hill the opposite side, continue past GCHQ take the second right hand turning into Cleave Crescent whereupon number 5 will be found on the right-hand side.

## Have a property to sell or let?

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		

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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