



Bond
Oxborough
Phillips

Changing Lifestyles

27 West Fairholme Road
Bude
Cornwall
EX23 8JD

Asking Price: £550,000
Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

27 West Fairholme Road, Bude, Cornwall, EX23 8JD

- Spacious detached residence
- 4 ground-floor bedrooms (1 ensuite)
- Large kitchen/breakfast room with pantry
- First-floor living room
- Separate loft room offering flexible additional space
- Generous enclosed rear garden
- Decked seating area and level lawn
- Extensive gravelled off-road parking
- Detached shed/outbuilding in upper garden
- Potential for workshop, gym or home office use, subject to consents



An opportunity to acquire this deceptively spacious and well-presented 4 bedroom (1 ensuite) detached residence, enjoying a generous plot within the sought after and convenient Flexbury area of Bude.

The flexible accommodation is arranged to provide 4 ground-floor bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom and a superb kitchen/breakfast room with adjoining pantry. To the first floor is a generous living room and a separate loft room, providing excellent additional versatility for family life, hobbies or working from home.

Externally, the property benefits from extensive gravelled off-road parking to the front and an enclosed rear garden, principally laid to lawn with areas of decking and seating. At the top of the garden is a substantial shed/outbuilding, offering excellent potential to create a workshop, gym or home office, subject to any necessary consents. Internal viewing is highly recommended to appreciate the space and flexibility on offer. EPC TBC. Council Tax Band C.



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The property is conveniently and pleasantly situated within the sought after Flexbury side of Bude within easy walking distance of the Beaches and town centre. 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 town supports a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. 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.



Property Description

Entrance Hall

Kitchen/Breakfast Room - 16'4" x 15'6" (4.98m x 4.72m)

Pantry - 8'4" x 3'1" (2.54m x 0.94m)

Bedroom 1 - 12'10" x 15'8" (3.9m x 4.78m)

Ensuite - 3'2" x 10'2" (0.97m x 3.1m)

Bedroom 2 - 9'11" x 9'9" (3.02m x 2.97m)

Bedroom 3 - 9'10" x 9'9" (3m x 2.97m)

Bedroom 4 - 7'9" x 11'11" (2.36m x 3.63m)

Bathroom - 5'9" x 7'4" (1.75m x 2.24m)

First Floor

Living Room - 17'1" x 27'10" (5.2m x 8.48m)

Store Room - 4'6" x 11'9" (1.37m x 3.58m)

Loft Room - 21'11" x 10'5" (6.68m x 3.18m)

Outside - The property is approached over a generous gravelled driveway, providing ample off-road parking for numerous vehicles. A path leads around to the enclosed rear garden, which is principally laid to lawn and enclosed by timber fencing. Immediately adjoining the property is a decked seating area, ideal for outdoor dining and relaxation, with further areas of lawn extending towards the top of the garden. A useful detached shed/outbuilding is situated within the upper garden and provides scope for those seeking a workshop, home gym, studio or office space, subject to any necessary consents.

Shed - Potential to be adapted into a home office, gym or workshop.

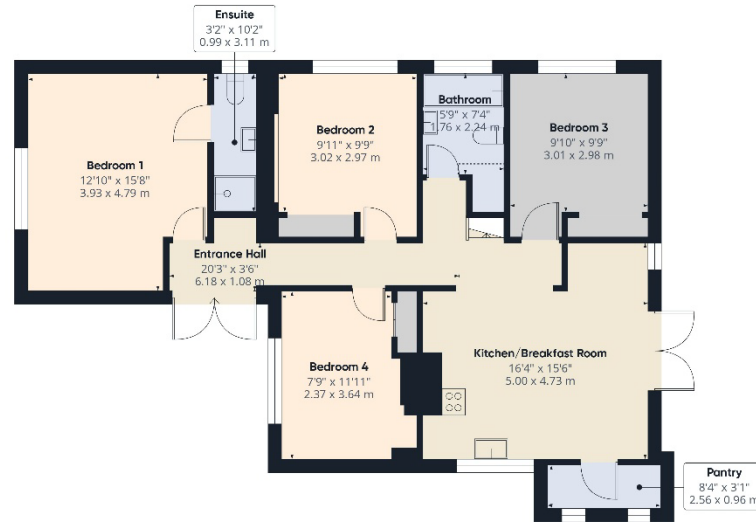
Services - Mains gas, electric, water and drainage.

EPC - Rating TBC.

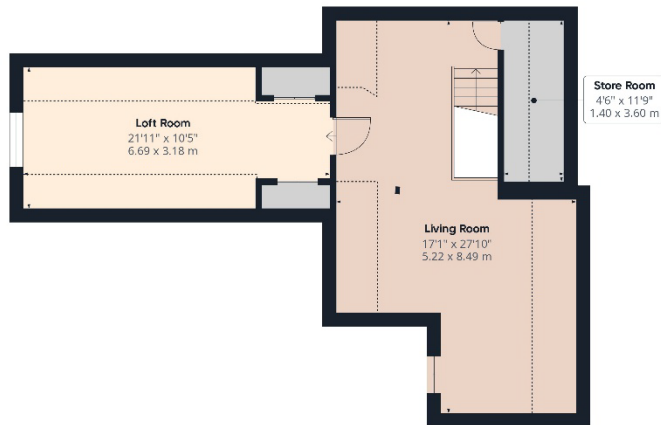
Council Tax - Band C. May be subject to change.

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.

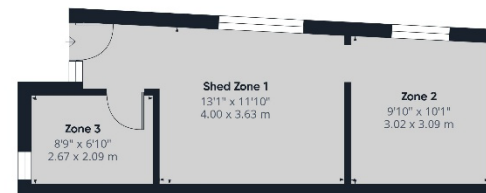




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1918 ft²
 178.1 m²

Reduced headroom

206 ft²
 19.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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EPC TBC

Directions

From Bude town centre proceed out of the town towards Poughill, after Flexbury Church turn right into West Fairholme Road whereupon number 27 will be found within a short distance on the left 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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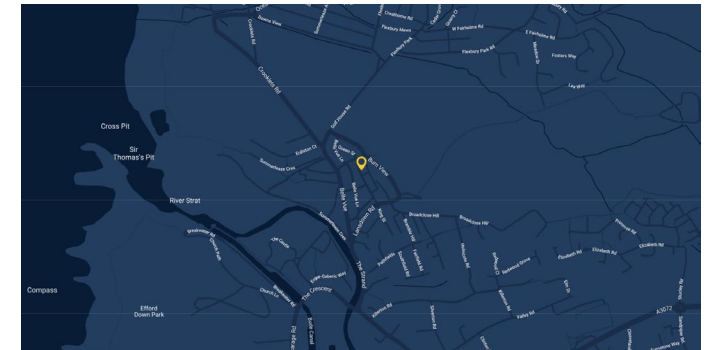
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please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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