

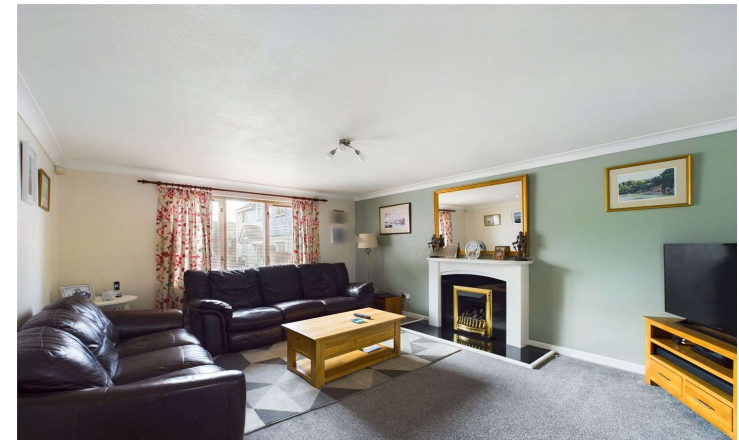


Bond
Oxborough
Phillips

Changing Lifestyles

Charmin
Pathfields
Bude
Cornwall
EX23 8DW

Guide Price: £490,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

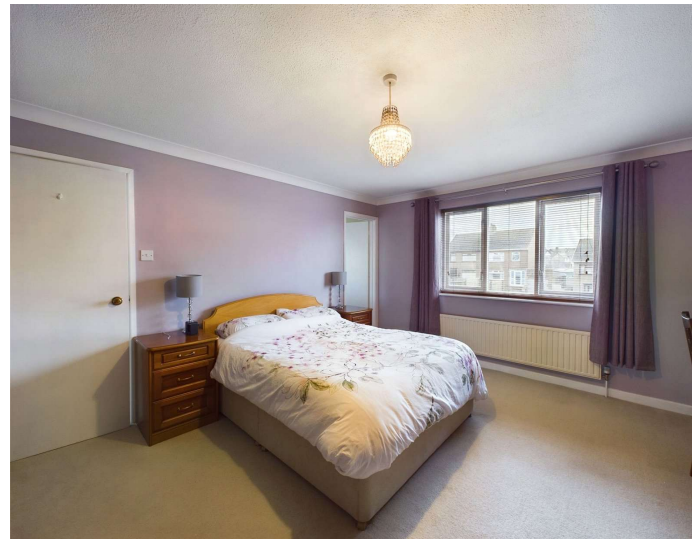
Charmin, Pathfields, Bude, Cornwall, EX23 8DW



- 4 BEDROOM (1 ENSUITE)
- DETACHED HOUSE
- INTEGRAL GARAGE
- GENEROUS AND VERSATILE ACCOMMODATION THROUGHOUT
- WALKING DISTANCE TO TOWN CENTRE, CANAL AND LOCAL BEACHES
- ENCLOSED REAR GARDEN
- EPC: D
- COUNCIL TAX BAND: D



Enjoying a pleasant central location within this popular coastal town an opportunity to acquire a well presented 4 bedroom (1 ensuite), 2 reception room modern style residence within a 'stones throw' from the town centre and local beaches. Offering spacious and versatile accommodation throughout the property would be well suited as a family home whilst equally appealing as a second home/investment opportunity. Integral garage, Driveway and enclosed rear garden.



Changing Lifestyles

01288 355 066
bude@boproperty.com



Charmin enjoys a pleasant location situated within walking distance of the centre of this popular coastal town offering 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 amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top 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.



Property Description

Entrance Hall - Staircase to first floor landing. Built in under stair cupboard. Door to WC with wash hand basin.

Living Room - 16'9" x 12'1" (5.1m x 3.68m)

A light and airy reception room with window to front elevation, feature fireplace and French doors opening into:

Dining Room - 11'8" x 10'6" (3.56m x 3.2m)

Ample space for dining table and chairs with sliding door to rear enclosed garden. Double doors to:

Kitchen - 11'9" x 11'7" (3.58m x 3.53m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating 1 1/2 stainless steel sink drainer unit with mixer tap, 4 ring gas hob with extractor hood over, built in Bosch high level double oven, integrated fridge freezer, dishwasher and useful island unit. Window to rear elevation.

Utility Room - 9'7" x 7' (2.92m x 2.13m)

Base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer. Wall mounted Worcester gas boiler. Door to integral garage. Door and window to rear elevation.

First Floor Landing - Large landing area with two built in cupboards.

Bedroom 1 - 16'1" x 13' (4.9m x 3.96m)

Double bedroom with window to front elevation.

Ensuite - 6'5" x 5'1" (1.96m x 1.55m)

Enclosed corner shower cubicle with mains fed drench shower over, vanity unit with inset wash hand basin, low flush WC, heated towel rail and window to front elevation.

Bedroom 2 - 16' x 12' (4.88m x 3.66m)

Double bedroom with window to rear elevation.

Bedroom 3 - 14' x 9'9" (4.27m x 2.97m)

Double bedroom with window to rear elevation.

Bedroom 4 - 9'11" x 9'8" (3.02m x 2.95m)

Double bedroom with window to front elevation.

Bathroom - 7'3" x 6'9" (2.2m x 2.06m)

Enclosed panel bath with mixer tap and mains fed drench shower and hand shower attachment over, vanity unit with inset wash hand basin and concealed cistern WC. Heated towel rail and window to side elevation.

Outside - The property is approached from the front and benefits from off road parking with access to integral garage. Access either side leads to the rear of the property. There is a pleasant level lawn with attractive flower/shrub beds and borders. Timber decked seating area perfect for al fresco dining and a useful garden shed.

Integral Garage - 18' x 9'10" (5.49m x 3m)

Up and over vehicle entrance door with power and light connected.

Council Tax - Band D

EPC - Rating D

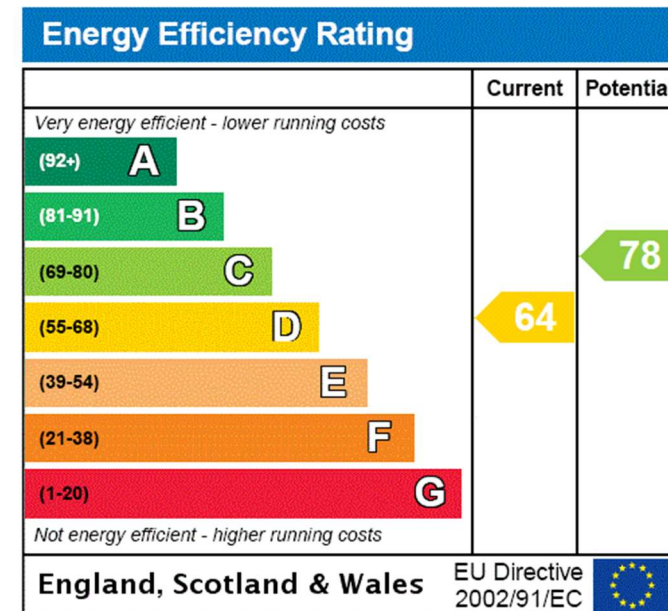


Charmin, Pathfields, Bude, Cornwall, EX23 8DW



Changing Lifestyles

01288 355 066
bude@boproperty.com



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 right hand turning into Bramble Hill and right again into Pathfields. Proceed to the bottom of the hill whereupon the entrance to Charmin will be found 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.

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

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.

