

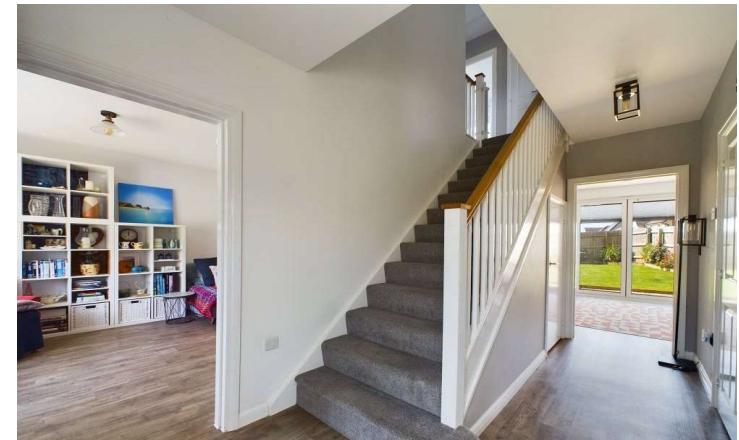


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Little Tern  
Bude  
Cornwall  
EX23 8FR

**Asking Price: £500,000 Freehold**



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01288 355 066  
bude@boproperty.com

1 Little Tern, Bude, Cornwall, EX23 8FR

- 4 BEDROOMS (1 ENSUITE)
- IMMACULATEDLY PRESENTED
- DETACHED FAMILY HOME
- CONVENIENT LOCATION
- GENEROUS SIZED GARDENS
- OFF ROAD PARKING
- DOUBLE GARAGE
- REMAINDER OF A 10 YEAR NHBC WARRANTY
- EPC: B
- COUNCIL TAX BAND: E



**An opportunity to acquire this 4 bedroom (1 ensuite), detached family home in this most sought after and convenient development being a short walk from the local schools, amenities and beaches. The property offers immaculately presented accommodation throughout with large kitchen dining room. Generous enclosed rear garden, off road parking for 2 vehicles and double garage.**



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The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for it's nearby areas of 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 coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

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# Internal Description

**Entrance Hall** - Doors to living room, study, WC/utility and kitchen/diner. Stairs to first floor landing. Useful under stair storage.

**Kitchen/Diner** - 25'5" x 11'9" (7.75m x 3.58m)

Boasting a light and airy feel from large bifold doors and window to rear elevation with further window to side elevation. Ample space for family dining table. The kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap and electric hob with extractor hood over. Integrated eyelevel double oven, dishwasher and fridge freezer. Breakfast bar.

**Living Room** - 16'3" x 11'1" (4.95m x 3.38m)

This spacious room benefits from a window to the front and side elevation.

**Study** - 6'7" x 6'5" (2m x 1.96m)

Window to front elevation.

**WC/Utility** - 6'9" x 6'6" (2.06m x 1.98m)

Comprising a low-level WC with a pedestal hand wash basin. A range of base units with

integrated washing machine with laminate roll edge worktops over. Window to side elevation.

**First Floor Landing** - Doors to all bedrooms and bathroom. Airing cupboard. Loft hatch.

**Bedroom 1** - 14'10" x 11'2" (4.52m x 3.4m)

Spacious double bedroom with dressing area and fitted wardrobes. Window to the front elevation with distant countryside views. Door to ensuite.

**Ensuite** - 6'9" x 4'7" (2.06m x 1.4m)

Comprising a low-level WC, wall mounted hand wash basin and large shower cubicle with mains fed waterfall shower over. Frosted window to side elevation. Chrome heated towel rail.

**Bedroom 2** - 12'3" x 10'2" (3.73m x 3.1m)

Generous double bedroom with window to the front elevation with distant countryside views.

**Bedroom 3** - 13'3" x 8' (4.04m x 2.44m)

Window to rear elevation.

**Bedroom 4** - 11'10" x 8' (3.6m x 2.44m)

Window to rear elevation.

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**Bathroom** - 7' x 5'7" (2.13m x 1.7m)

Comprising a low level WC, wall mounted hand wash basin and enclosed panelled bath with mains fed shower. Chrome heated towel rail. Extractor fan. Frosted window to side elevation.

**Double Garage** - Power and light connected.

Twin up and over entrance doors.

**Outside** - The property is approached via a private dead end road. The front of the property is partly laid to lawn, gravel and bordered by mature shrubs. To the rear of the property is a double garage providing parking for two vehicles and access to rear garden via a pedestrian gate. The rear garden is mainly laid to lawn with mature shrubs bordering and large patio providing the perfect space for alfresco dining.

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

**EPC Rating** - B

**Council Tax Band** - E

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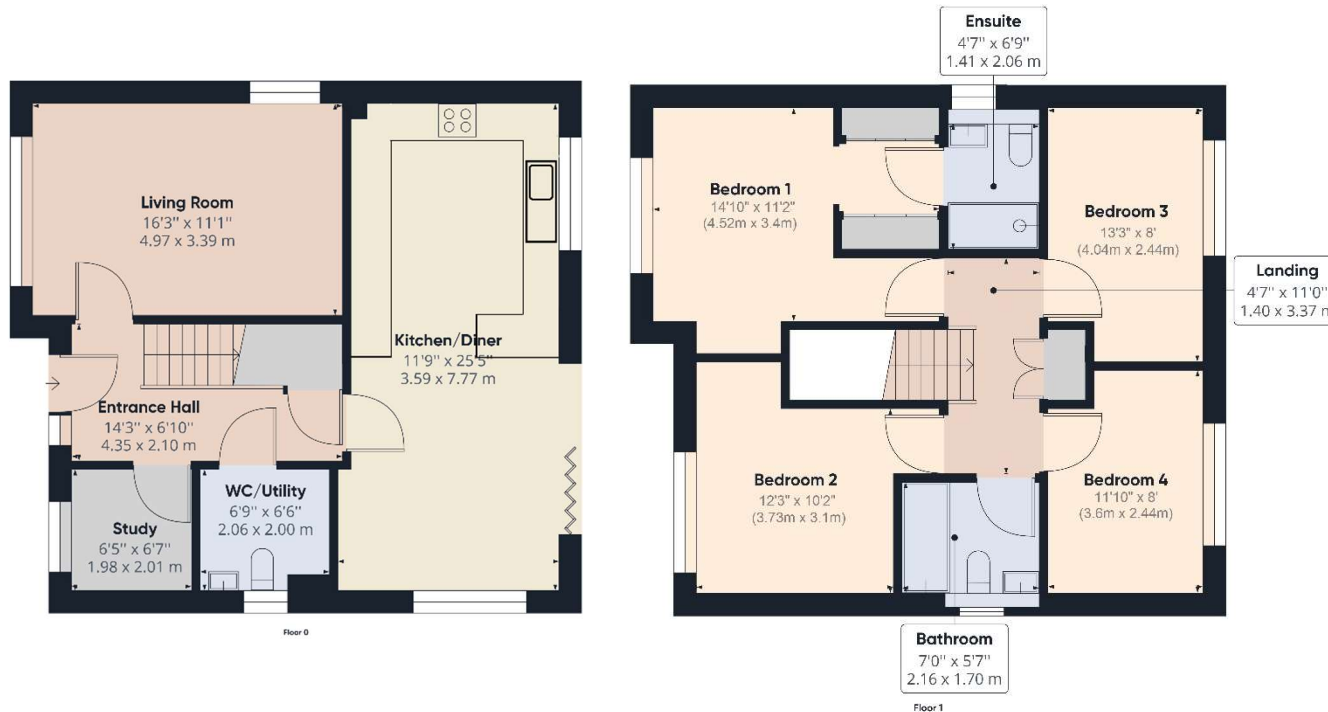
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	84	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

## Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrison's roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next left hand turn into Fulmar Road. Follow the road and take the next left onto Pintail Close and follow it round to the right whereupon a private road to Little Tern will be found straight ahead and the property will be found after a short distance 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.

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

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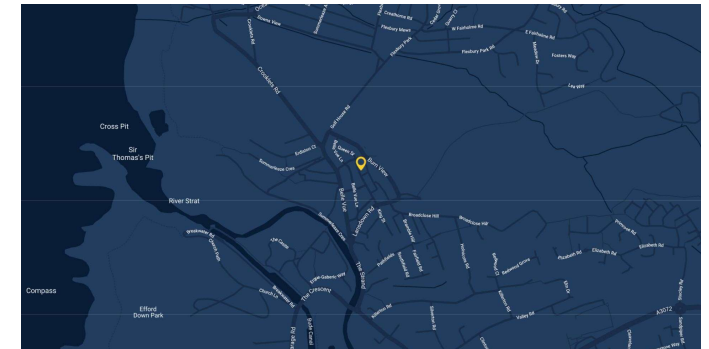
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