



Bond
Oxborough
Phillips

Changing Lifestyles

Lake Edge
25 West Park Road
Bude
Cornwall
EX23 8PB

Asking Price: £975,000 Freehold



Changing Lifestyles

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

Lake Edge, 25 West Park Road, Bude, Cornwall, EX23 8PB

- SOUGHT AFTER LOCATION
- OVERLOOKING MAER LAKE NATURE RESERVE
- 4/5 BEDROOMS
- LARGE OPEN PLAN RECEPTION ROOM WITH LAKE VIEWS
- APPOINTED TO HIGH STANDARD THROUGHOUT
- VERSATILE LIVING SPACE
- WALKING DISTANCE OF BEACH AND COAST PATH
- EPC RATING - B
- COUNCIL TAX - F



In a most sought after location backing onto Maer Nature Reserve and lying within a short walk of the beach and coast path a superbly presented 4/5 bedroom family home enjoying spectacular views to the rear across the lake and surrounding area managed by Cornwall Wildlife Trust. The property is extremely well presented with versatile living space, it is appointed to a high standard throughout and the agents recommend arranging an early viewing appointment to fully appreciate the standard of accommodation on offer.



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The property enjoys one of the most desirable positions in this sought after residential area within this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. The bustling market town of Holsworthy lies some 10 miles inland whilst 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 Porch

Reception Hall

Open Plan Living Room / Dining / Kitchen - 30'10" x 29'8" Max (9.4m x 9.04m Max)

A spectacular open plan from with two sets of bi-fold doors to the rear enjoying a superb view of Maer lake Nature Reserve. The kitchen comprises an extensive range of base and wall mounted cupboards with work surfaces incorporating sink unit. Integrated appliances include twin built-in Neff ovens, a 4 ring AEG induction hob with in-built extractor, dishwasher and wine cooler.

Utility Room - 9'9" x 7'5" (2.97m x 2.26m)

Base and wall mounted cupboards and work surfaces with built-in microwave, space and plumbing for washing machine.

Cloakroom - Low flush WC and wash hand basin.

Snug / Occasional Bedroom 5 - 12'2" x 10'9" (3.7m x 3.28m)

Bedroom 4 - 12'9" x 12'2" (3.89m x 3.7m)

En-suite Shower Room - 7'7" x 5'7" (2.3m x 1.7m)

Walk-in shower, low flush WC and wash hand basin with vanity surround.

First Floor Landing

Bedroom 1 - 16'5" x 16' (5m x 4.88m)

Sliding glazed doors to large Balcony enjoying views over Maer Lake.

Dressing Room - 12'10" x 5'2" (3.9m x 1.57m)

En-suite Bathroom - 10'7" x 8'10" (3.23m x 2.7m)

Large walk-in shower, panelled bath, low flush WC and twin wash-hand basins.

Bedroom 2 - 14'7" x 12'6" (4.45m x 3.8m)

A dual aspect from with window overlooking Maer lake nature reserve and sliding glazed doors to Balcony.

Bedroom 3 - 12'8" x 12'2" (3.86m x 3.7m)

Family Bathroom - 13'5" x 5'6" (4.1m x 1.68m)

Panelled Bath, Shower, WC and wash hand basin.

Outside - Driveway providing parking to the front or the property. Level rear gardens principally laid to lawn with an extensive paved terrace adjoining the dwelling and enjoying views of Maer lake and surrounding conservation area. Timber summerhouse.

Council Tax - Band E

EPC Rating - B

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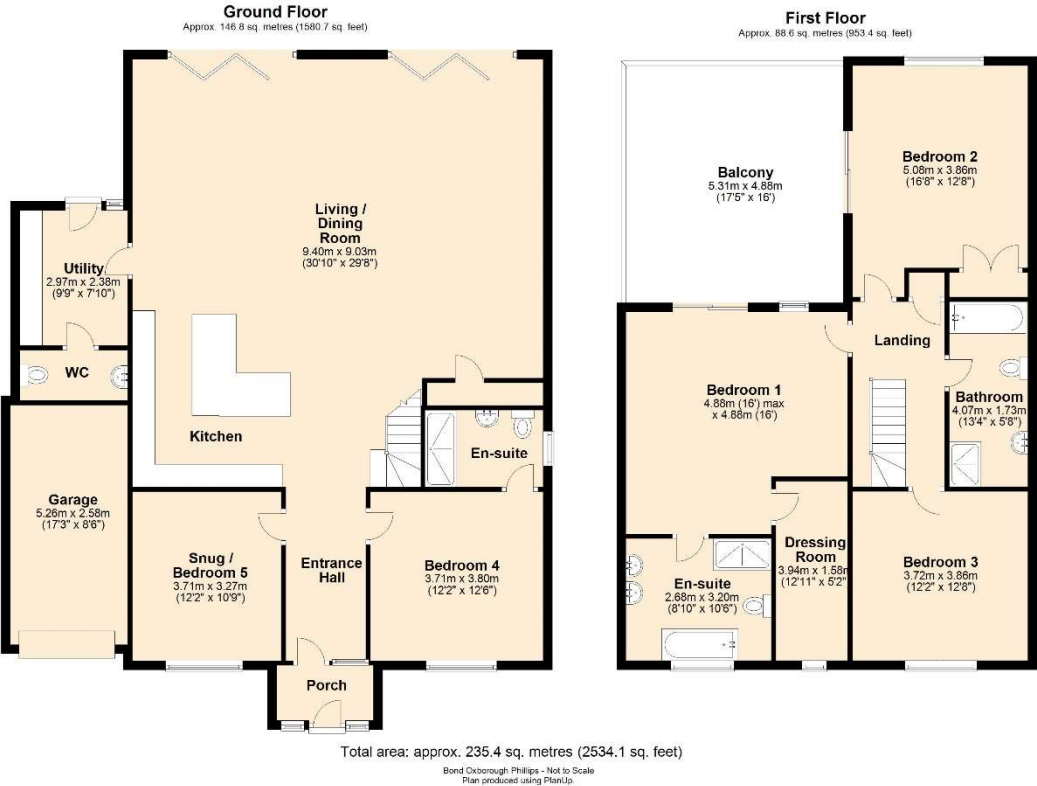
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions
From Bude town centre, proceed up Belle Vue and take the left hand turning towards Crooklets passing Sainsburys supermarket on the left hand side. Take the next right hand turning through the Golf Course and upon reaching Downs View turn right and immediately left into Ocean View Road. Take the next turning on the left hand side into West Park Road whereupon Lake Edge will be found 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.

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

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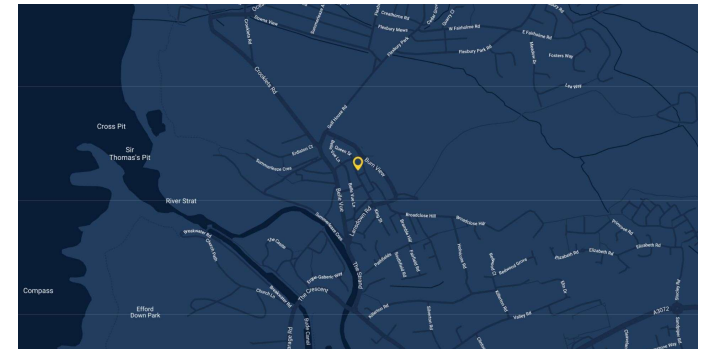
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