



Bond
Oxborough
Phillips

Changing Lifestyles

17 Cherrill Gardens
Bude
Cornwall
EX23 8SL

Asking Price: £435,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

17 Cherrill Gardens, Bude, Cornwall, EX23 8SL



- 2/3 BEDROOMS
- DETACHED BUNGALOW
- GARAGE
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION
- WALKING DISTANCE TO TOWN AND LOCAL BEACHES
- EPC: TBC
- COUNCIL TAX BAND: C



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An opportunity to acquire a spacious 2/3 bedroom detached bungalow situated in a highly sought after cul de sac location being within walking distance to the town centre and popular local beaches. Off road parking, garage, front and generous enclosed rear garden. EPC rating TBC. Council Tax Band C.

Cherrill Gardens enjoys a most desirable cul de sac position within a sought after residential area lying towards the outskirts of 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.

Entrance Hall - Door to Store Room.

Living Room - 16'11" x 12'7" (5.16m x 3.84m)

Light and airy reception room with window to front elevation.

Kitchen - 14'8" x 9'8" (4.47m x 2.95m)

A fitted range of base and wall mounted cupboards with work surfaces over incorporating ceramic 1 1/2 sink drainer unit with mixer taps, 4 ring gas hob with extractor hood over, built in double oven, integrated dishwasher. Window to rear elevation overlooking the enclosed gardens.

Dining Room/Bedroom 3 - 9'9" x 9'8" (2.97m x 2.95m)

Currently used as a dining room with sliding doors to enclosed rear gardens but could equally suit as a double bedroom.

Inner Hall - Built in airing cupboard housing Worcester gas combi boiler supplying domestic hot water and central heating.

Bedroom 1 - 13'4" x 9'9" (4.06m x 2.97m)

Double bedroom with space for built in wardrobe. Window to rear elevation.

Bedroom 2 - 12'9" x 9'6" (3.89m x 2.9m)

Double bedroom with window to front elevation.

Shower Room - 6'6" x 6'5" (1.98m x 1.96m)

Double enclosed shower cubicle with mains fed shower over, pedestal wash hand basin, low flush WC and window to side elevation. Built in cupboard.

Outside - Entrance driveway provides access to the garage and off road parking with gated pedestrian access leading to enclosed rear gardens being principally laid to lawn with a variety of mature shrubs and plants. Paved patio area adjoins the residence and provides an ideal spot for alfresco dining.

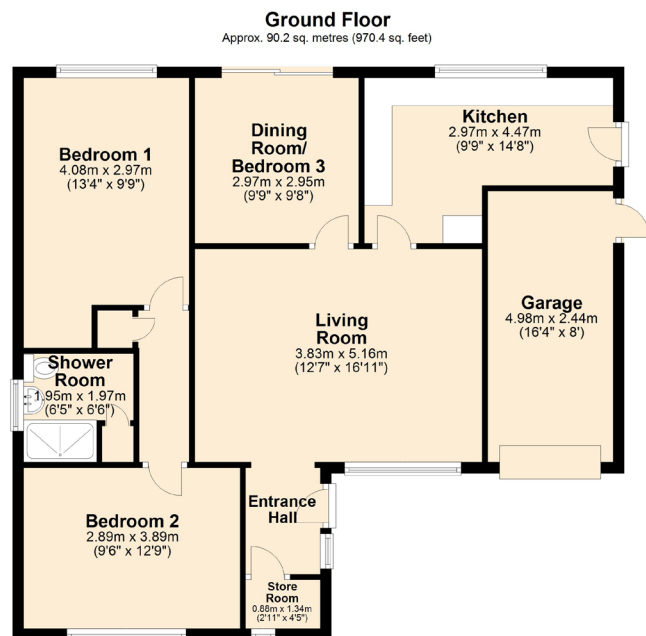
Garage - 16'4" x 8' (4.98m x 2.44m)

Up and over vehicle entrance door, power and light connected. Space and plumbing for washing machine and space for tumble dryer.

EPC - Rating TBC.

Council Tax - Band C.





Total area: approx. 90.2 sq. metres (970.4 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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.

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.

Directions

From Bude town centre proceed out of the town towards Poughill along Golf House Road passing Flexbury Church on the right hand side and continue around the sharp right hand bend and take the next left hand turning into Trevella Road. Proceed up the hill taking the first left hand turning into Petherick Road followed by the next left hand turning into Cherrill Gardens, continue down the road and take the next left hand turning where number 17 will be found directly in front of you with a Bond Oxborough Phillips for sale board clearly displayed.