



Bond
Oxborough
Phillips

Changing Lifestyles

3 Arundel Terrace
Bude
Cornwall
EX23 8LS

Guide Price: £400,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

3 Arundel Terrace, Bude, Cornwall, EX23 8LS



- 4 BEDROOM
- END TERRACE PROPERTY
- CHARACTER FEATURES
- GENEROUS REAR GARDENS
- SHORT WALK OF CANAL
- OFF ROAD PARKING
- VERSATILE ACCOMMODATION THROUGHOUT
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- EPC RATING D



Situated in this highly sought after location being a short walk to the beach and town centre is this 3 bedroom end terrace cottage requiring some modernisation throughout, boasting a wealth of character features complemented by gas fired central heating and double glazed windows. Fantastic landscaped gardens and off road parking. The property would ideally suit those looking for a second home/ investment whilst equally appealing as a family home.



The property occupies a prime position within walking distance of the town centre, beach and coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.



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Entrance Porch - 4'11" x 4'7" (1.5m x 1.4m)
Door to WC. Window to side elevation.

Entrance Hall - Staircase leading to first floor landing.

Living Room - 17'11" (Max) x 11'7" (5.46m (Max) x 3.53m)
Light and airy reception room with feature fireplace and windows to front elevation.

Dining Room - 11' x 10'5" (3.35m x 3.18m)
Ample space for dining table and chairs with window to rear elevation.

Kitchen - 12'5" x 7'6" (3.78m x 2.29m)
Fitted base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer taps, space for oven with extractor hood over, space and plumbing for dishwasher. Window to rear elevation. Door to:

Rear Porch - Window to side elevation and door to rear elevation.

Cloakroom - 6'3" x 3'8" (1.9m x 1.12m)
Low flush WC and wall hung wash hand basin. Internal window to rear elevation.

First Floor Landing - Loft access to Loft Room.

Bedroom 1 - 11'7" x 10'4" (3.53m x 3.15m)
Double bedroom with window to front elevation.

Bedroom 2 - 10' x 8'8" (3.05m x 2.64m)
Double bedroom with window to rear elevation.

Bedroom 3 - 11' x 10'8" (3.35m x 3.25m)
Double bedroom with window to rear elevation.

Bedroom 4 - 9'7" x 7'5" (2.92m x 2.26m)
Window to front elevation.

Bathroom - 5'8" x 5' (1.73m x 1.52m)
Panel bath with electric 'Mira' shower over, pedestal wash hand basin, heated towel rail and window to side elevation.

WC - 4'4" x 2'11" (1.32m x 0.9m)
Low flush WC, window to side elevation.

Outside - The property is approached via an off road parking area with access to the rear porch. The adjoining generous rear enclosed gardens enjoy fantastic views over Bude and is laid principally to lawn bordered by mature hedges and panel fencing.

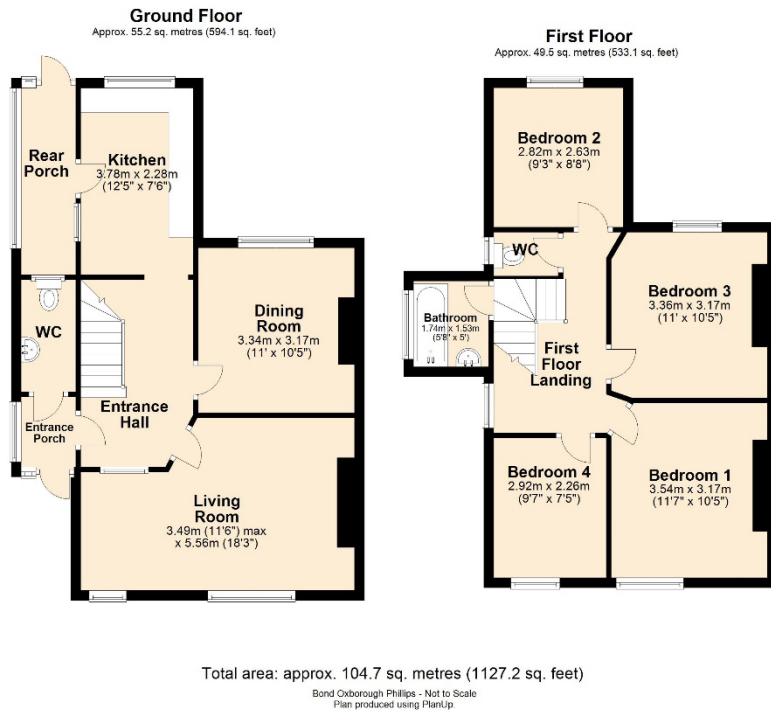
Services - Mains electricity, water, drainage and gas fired central heating.

Council Tax - Band C



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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 along The Strand and upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right, proceed for a short distance, turning right into Arundel Terrace prior to going up the hill towards Widemouth. The property will be found on the left hand side with a Bond Oxborough Phillips For Sale board clearly displayed.

