



Bond
Oxborough
Phillips

Changing Lifestyles

1 Gurney Close
Bude
Cornwall
EX23 8SH

Asking Price: £475,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

1 Gurney Close, Bude, Cornwall, EX23 8SH



- 3 BEDROOMS (1 ENSUITE)
- DETACHED BUNGALOW
- CLOSE TO TOWN
- REAR ENCLOSED GARDEN
- OFF ROAD PARKING
- USEFUL DETACHED OFFICE
- NO ONWARD CHAIN
- EPC RATING D
- COUNCIL TAX BAND C



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An opportunity to acquire this well presented 3 bedroom (1 En-suite) detached bungalow located in this popular residential area. The property offers comfortable and versatile accommodation throughout as well as ample off-road parking and low maintenance garden. Viewings highly recommended. Available with no onward chain. EPC Rating D. Council Tax Band C.

The property enjoys a most desirable position in a 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.

Entrance Hall

Kitchen - 10' x 13'8" (3.05m x 4.17m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer tap, 4 ring gas hob with extractor hood over and built in oven. Wall mounted boiler. Space and plumbing for washing machine, dishwasher and space for fridge/freezer. Door to side.

Living Room - 11'4" x 12'7" (3.45m x 3.84m)

Comfortable room leading into conservatory.

Conservatory - 11'4" (3.45) x 9'4" (2.84) Maximum
Double doors opening out into garden.

Bedroom 1 - 11'4" x 16'2" (3.45m x 4.93m)

Large double bedroom with windows to the front and side elevations.

Bedroom 2 - 10' x 11'7" (3.05m x 3.53m)

Double bedroom with window to rear elevation.

Shower Room - 6'9" x 6'3" Maximum (2.06m x 1.9m Maximum)

Enclosed shower cubicle with mains fed shower over, low flush WC, pedestal wash hand basin, heated towel rail and frosted window to side elevation.

Bedroom 3 - 8'6" x 13'2" (2.6m x 4.01m)

Double bedroom, door to en-suite. Fitted wall and base units incorporating built in fridge/freezer, hob and sink drainer with mixer tap. This self-contained space makes an ideal annexe or use as overflow accommodation.

En-suite - 8'6" x 2'7" (2.6m x 0.79m)

Enclosed shower cubicle with shower over, low flush WC, pedestal wash hand basin and window to rear elevation.

Office - Power and light connected with window to side elevation. Versatile space with potential as home office, gym, garden room or even extra storage space.

Garden - The property offers a large brick-paved off road parking area to the front, with space for several cars. Pedestrian side gate allows access to the rear of the property. The enclosed private rear garden has decking directly adjoining the back of the property and is mainly laid with gravel, creating a large south facing low-maintenance space.

Services - Mains Water, Electric and Gas.

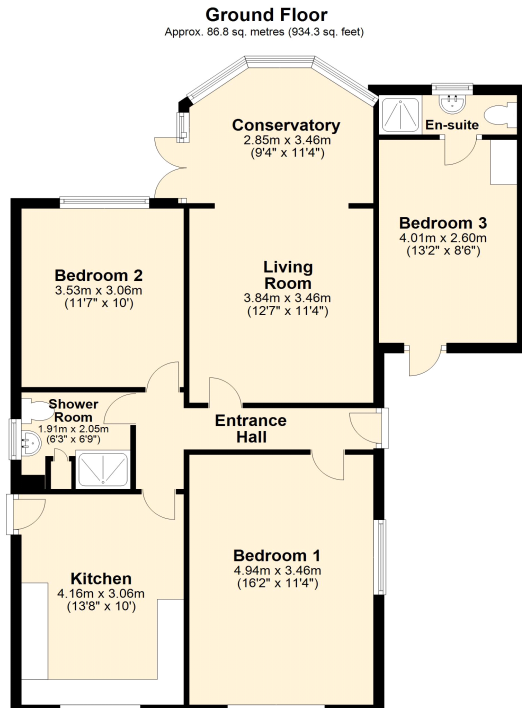
Council Tax - Band C.

EPC Rating - Band D.



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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 through the town and out towards Poughill along Golf House Road, passing through Flexbury with the Church on the right hand side and into Poughill Road. Continue around the sharp right hand corner and take the left hand turning into Trevella Road, and after a short distance take the next left onto Petherick Road. Proceed along Petherick Road for a short distance and then take the right hand turning into Durston Road and then immediately left into Gurney Close, whereupon number 1 will be found on your left hand side.

