



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

20 Treleven Road  
Bude  
Cornwall  
EX23 8RZ

**Asking Price: £249,950 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

20 Treleven Road, Bude, Cornwall, EX23 8RZ



- 3 BEDROOMS
- TERRACED HOUSE
- WALKING DISTANCE TO TOWN
- DOUBLE GLAZED WINDOWS THROUGHOUT
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- IDEAL FOR FIRST TIME BUYERS OR INVESTMENT
- EPC: C
- COUNCIL TAX BAND: B



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**An exciting opportunity to acquire this 3 bedroom terraced house, situated in the sought after North Cornish coastal town of Bude offering comfortable accommodation throughout and benefiting from double glazed windows complemented by gas fired central heating. Front and rear gardens. Situated within walking distance of local amenities, schools and the canal the property is well suited for a first time buyer or as an investment purchase.**

**The property is situated in a convenient position within this popular coastal town, which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. 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.**

**Porch** - 6'6" x 6'6" (1.98m x 1.98m)

Upvc door opening into the porch area and leading into the entrance hall.

**Entrance Hall** - 12'4" x 5'10" (3.76m x 1.78m)

Doors to Living room, Kitchen/Dining room and WC. Under stairs storage area with wall mounted gas fired combination boiler.

**WC** - 5'10" x 2'11" (1.78m x 0.9m)

Low level WC and wall mounted hand wash basin.

**Living Room** - 17'7" x 10'6" (5.36m x 3.2m)

This light and airy room benefits from a double aspect with windows to the front and rear elevation. Door into entrance hall.

**Kitchen/Dining Room** - 15'8" x 11'5" (4.78m x 3.48m)

The kitchen/diner comprises of a range of base units incorporating a stainless steel sink/drain unit with mixer tap. Space for free standing cooker and fridge freezer. Ample space for large dining table. Window and door to rear porch.

**Rear Porch** - 11'6" x 2'7" (3.5m x 0.79m)

Two windows and a door to the rear elevation providing access and views over the rear garden.

**First Floor Landing** - Doors to 3 bedrooms and bathroom. Window to front elevation.

**Bedroom 1** - 14'8" x 8'2" (4.47m x 2.5m)

Window to rear elevation with distant countryside views.

**Bedroom 2** - 11'6" x 11'2" (3.5m x 3.4m)

Window to rear elevation with distant countryside views.

**Bedroom 3** - 11'6" x 6'3" (3.5m x 1.9m)

Window to rear elevation with distant countryside views.

**Shower Room** - 6'2" x 5'11" (1.88m x 1.8m)

Enclosed shower cubical with mains fed shower over. Large vanity unit with concealed cistern WC and storage. Hand wash basin. Frosted window to front elevation.

**Outside** - To the front of the property is a lawned garden with path leading to front door. The rear garden is terraced and mainly laid to lawn with mature shrubs bordering and benefits from a patio area perfect for al fresco dining.

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

**Council Tax Band** - B

**EPC Rating** - C

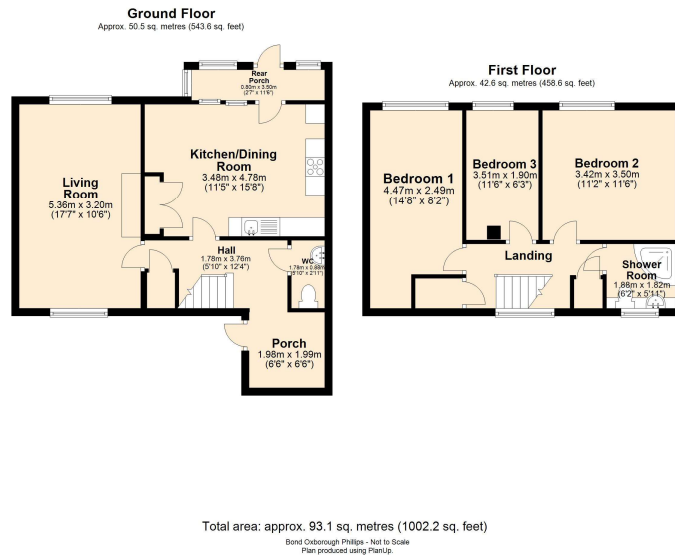


## Have a property to sell or let?

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 Stratton, passing the Esso station on the left hand side and rising up the hill towards the leisure centre, take the right hand turning into Treleven Road opposite the secondary school taking the next right into a small cul de sac with parking area and number 20 will be found in the left hand corner accessed via a pedestrian path.

