



Bond
Oxborough
Phillips

Changing Lifestyles

15 Bramble Hill
Bude
Cornwall
EX23 8DG

Asking Price: £399,000 Freehold



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15 Bramble Hill, Bude, Cornwall, EX23 8DG



- Mid-terrace Family Home
- 3 Double Bedrooms
- Family Bathroom and Two Shower Rooms
- Courtyard Garden
- Recently Redecorated Throughout
- Walking Distance to Town
- Close to Local Schools and Beaches
- Epc Rating- D
- Council Tax Band- B



An opportunity to acquire this well presented period 3 bedroom mid- terrace property with many original features. The residence is conveniently situated in the centre of town within a short walk to all local amenities and beaches. The property offers versatile accommodation throughout and benefits from gas fired central heating complemented by double glazed windows. The property briefly comprises an open plan kitchen/diner/lounge, utility room, 3 double bedrooms, family bathroom and two further shower rooms with one being located on the ground floor. Low maintenance enclosed rear garden. Ideally suiting those looking for investment/second home whilst equally appealing as a comfortable family residence. Offered with no onward chain.



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The property enjoys a convenient central location within this popular coastal town supporting a comprehensive range of shopping schooling and recreational facilities together with its 18 hole links golf course, tennis courts, bowls club and fully equipped leisure centre etc. The town of Bude lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular surfing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top and coastal 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 convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - Stairs to first floor landing. Opening onto:

Dining Room - 16'7" x 10'1" (5.05m x 3.07m)

The dining area leads into the lounge and kitchen area offering an open plan and versatile living space. Window to rear elevation. Under stairs storage cupboard.

Lounge - 11'9" x 10'11" (3.58m x 3.33m)

The lounge boasts light and benefits from a large bay window to the front elevation. A feature fire place takes centre stage and with the necessary gas connection could be made back into a working fire place.

Kitchen - 12'4" x 6'6" (3.76m x 1.98m)

Comprising a range of base units with square edge wooden worktops over and incorporating a Belfast sink with mixer tap. Large range style cooker with extractor hood over. Under floor heating. Window to rear elevation. Pantry cupboard as well as a further storage cupboard. Door to utility room.

Utility Room - 8'10" x 5' (2.7m x 1.52m)

A range of base units and wall with square edge wooden worktops over. Space and plumbing for washing machine. Larder cupboard housing gas fired boiler. Under floor heating. Door to Shower Room. Patio doors to the rear courtyard.

Shower Room - 5' x 5' (1.52m x 1.52m)

Comprising a large shower cubicle with mains fed power shower over, low level WC and pedestal hand wash basin. Chrome heated towel rail. Stained glass port hole window to side elevation.

First Floor Landing - Doors to bedrooms one, two and shower room. Airing cupboard housing water tank.

Bedroom 1 - 14'8" x 10'9" (4.47m x 3.28m)

Large bay window and further window to the front elevation creating a light and airy bedroom. Built in wardrobes.

Bedroom 2 - 11'8" x 9'5" (3.56m x 2.87m)

Window to the rear elevation.

Shower Room - 10'5" x 6'4" (3.18m x 1.93m)

Comprising a shower cubicle with mains fed shower over, low level WC and pedestal hand wash basin. Two windows to the rear elevation. Chrome heated towel rail.

Second Floor Landing - Doors to Bedroom three and bathroom. Door to Eaves storage.

Bedroom 3 - 12'11" x 11'11" (3.94m x 3.63m)

Window to front elevation with distant sea view. Storage cupboard and built in wardrobe. Door to eaves storage.

Bathroom - 9'11" x 7'11" (3.02m x 2.41m)

This 3 piece suite comprising an enclosed panel bath, low level WC and pedestal hand wash basin. Window to rear elevation.

Outside - The front of the property is approached via steps leading to the low maintenance front garden with chippings and a mature palm tree. The rear of the property is approached via a lane which offers off road parking for one

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car and access to rear courtyard garden. The rear garden is laid with Cornish paving providing ease of maintenance as well as a perfect space for al fresco dining. Door to outside store. The current vendors have advised that the property has undergone works to the roof, soffits and facias.

Services - Mains electric, gas, water and drainage.



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Directions

From The Strand follow the one way system around the town, continue into Burn View with the golf course on the left-hand side, and follow the road round into Lansdown Road. Turn immediately left into Broadclose Hill and then right into Bramble Hill, the property will be found after a short distance on the left-hand side.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	