



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Cherrill Gardens  
Bude  
Cornwall  
EX23 8SL

**Asking Price: £385,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

11 Cherrill Gardens, Bude, Cornwall, EX23 8SL



- 2 BEDROOMS
- DETACHED BUNGALOW
- SUPERBLY PRESENTED THROUGHOUT
- GARAGE
- ENCLOSED LANDSCAPED 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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## Changing Lifestyles

**Situated in this highly sought after cul de sac location in Bude we are proud to bring to the market this superbly presented 2 bedroom detached bungalow within walking distance to the town centre and popular local beaches. Garage, landscaped front and rear enclosed gardens. 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** - Built in airing cupboard.

**Living Room** - 16'8" x 11'6" (5.08m x 3.5m)

Light and airy dual aspect reception room with windows to front and side elevation.

**Kitchen** - 13'7" x 10'1" (4.14m x 3.07m)

A modern fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating 1 1/2 stainless steel sink drainer unit with modern mixer tap, built in Neff 4 hob with extractor over, high level microwave and oven. Integrated washing machine, dishwasher, under counter fridge & freezer. Window to rear elevation and door to outside.

**Bedroom 1** - 12'4" x 11'4" (3.76m x 3.45m)

Double bedroom with large built in wardrobes with sliding doors and window to rear elevation.

**Bedroom 2** - 10'1" x 9'4" (3.07m x 2.84m)

Double bedroom with built in wardrobe and window to rear elevation.

**Bathroom** - 6'10" x 6'5" (2.08m x 1.96m)

Enclosed 'P' shaped panel bath with mains fed shower over, pedestal wash hand basin, low flush WC, heated towel rail and window to side elevation.

**Outside** - Pedestrian gate leads to a paved path providing access to the property with landscaped gardens to front and rear elevations of the residence principally laid to lawn with low maintenance paved patio areas to the side and rear providing an ideal spot for al fresco dining.

**Garage** - 15'4" x 8'6" (4.67m x 2.6m)

Up and over vehicle entrance door with power and light connected.

**EPC** - Rating TBC.

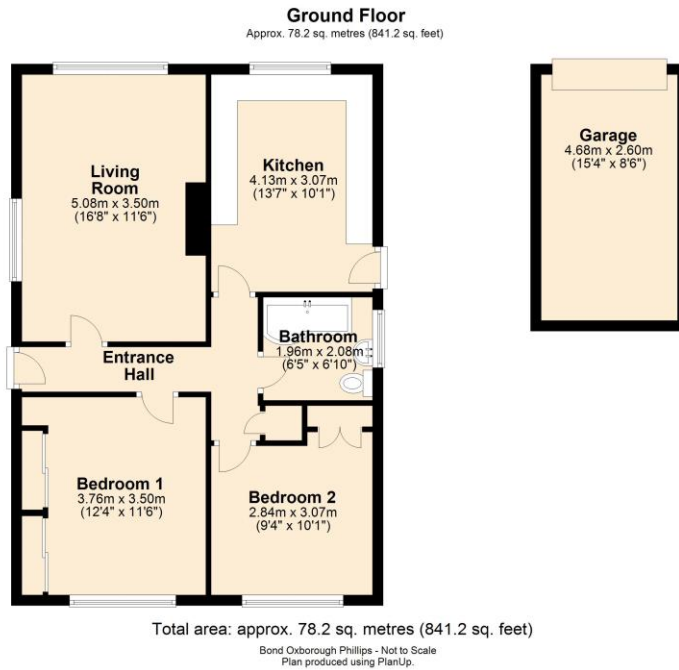
**Council Tax** - Band C

**Services** - Mains Gas, Water, Electric and Drainage.



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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 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, turning left again into the corner of the cul de sac where number 11 will be found on your right hand side with a Bond Oxborough Phillips for sale board clearly displayed.