

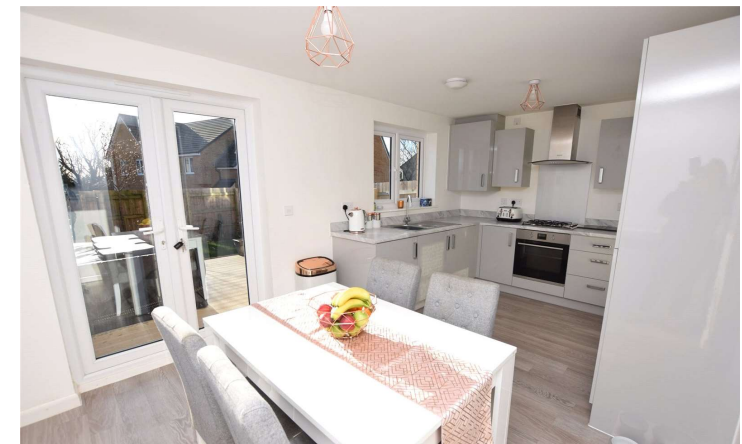


Bond
Oxborough
Phillips

Changing Lifestyles

22 Fulmar Road
Bude
EX23 8FL

Asking Price: £320,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

22 Fulmar Road, Bude, EX23 8FL



- 3 BEDROOMS (1 ENSUITE)
- SEMI-DETACHED PROPERTY
- IMMACULATELY PRESENTED
- OFF ROAD PARKING
- GARAGE
- SOUTH-FACING REAR ENCLOSED GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- REMAINDER OF 10 YEAR NHBC
- EPC: B



An opportunity to acquire this 3 bedroom, 1 en suite, semi-detached home in this most sought after and convenient new development, being a short walk from the local schools, amenities and beaches. The property is immaculately presented throughout and benefits from gas fired central heating with double glazed windows. The property briefly comprises of a lounge, kitchen/dining area, WC, 3 bedrooms, one with en suite and a family bathroom. The outside of the property offers a generous enclosed rear garden, off road parking and garage. The residence benefits from the remainder of a 10 year NHBC guarantee.



Changing Lifestyles

01288 355 066
bude@boproperty.com

22 Fulmar Road, Bude, EX23 8FL

Changing Lifestyles

The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - Door to Lounge. Stairs to first floor landing.

Lounge - 13'7" x 11'11" (4.14m x 3.63m)

This light and airy room benefits from a window to the front elevation and offers ample space for a large family suite. Door to Inner Hall.

Kitchen/Diner - 17' x 9'9" (5.18m x 2.97m)

The kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a stainless sink/drain unit with mixer tap and 4 ring gas hob with extractor hood over. Integrated fridge/freezer, washer/dryer and oven. Cupboard housing wall mounted gas fired boiler. Window and patio doors to the rear elevation. Ample space for family dining table.

Inner Hall - Door to WC. Under stairs storage cupboard. Opening onto;

WC - 5'10" x 4'9" (1.78m x 1.45m)

Low level WC and pedestal hand wash basin. Frosted window to the side elevation.

First Floor Landing - Doors to bedrooms and bathroom.

Bedroom 1 - 11'7" x 10'8" (3.53m x 3.25m)

Window to front elevation. Door to ensuite. Built in wardrobe with sliding doors.

Bedroom 2 - 9'11" x 9'8" (3.02m x 2.95m)

Window to rear elevation.

Bedroom 3 - 11'3" x 7'1" (3.43m x 2.16m)

Window to rear elevation. Built in wardrobe.

Bathroom - 6'11" x 5'6" (2.1m x 1.68m)

This modern suite comprises an enclosed panel bath with mains fed shower over, low level WC and pedestal hand wash basin. Frosted window to the side elevation. Chrome heated towel

Garage - 20'1" x 9'10" (6.12m x 3m)

Up and over garage door. The vendor has advised due to the garage being under a Coach House they are liable to contribute to the building insurance.

Outside - To the front of the property paved path leading to the entrance door and bordered by mature shrubs and partly laid to lawn. To the right hand side of the property is a pedestrian gate providing access to the rear enclosed garden and to the rear of the property is a garage located under a neighbouring Coach House. A further pedestrian gate leads into the garden which is mainly laid to lawn with a raised decked area perfect for al fresco dining.

Services - Mains water, electric, gas and drainage.

Agents Note - The residence benefits from the remainder of a 10 year NHBC guarantee. Maintenance Charge -To be confirmed.



Changing Lifestyles

01288 355 066
bude@bopproperty.com

22 Fulmar Road, Bude, EX23 8FL

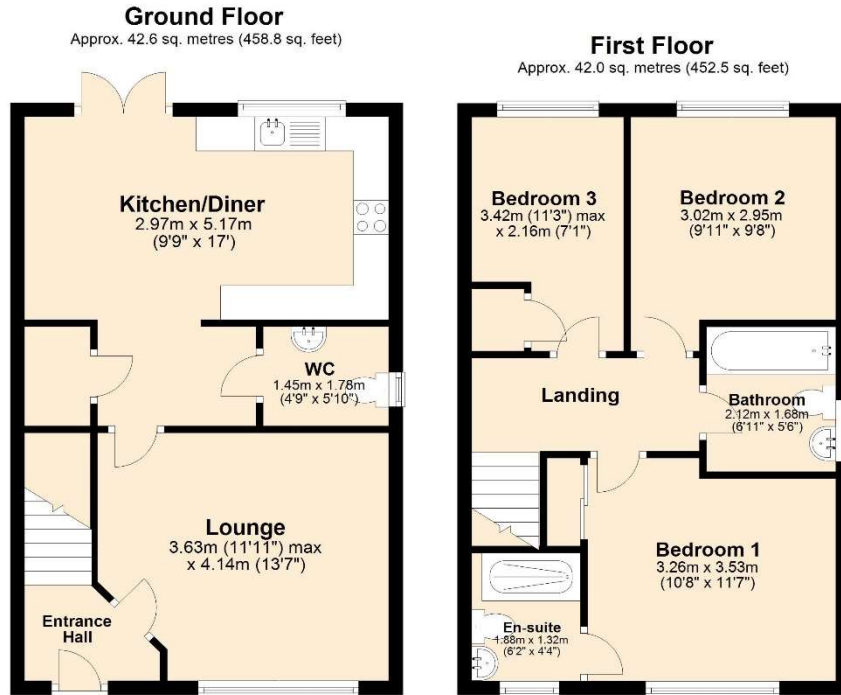


Have a property to sell or let?

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.



Total area: approx. 84.7 sq. metres (911.4 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrison's roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next left hand turn into Fulmar Road. Follow the road and on the right hand side 22 Fulmar Road will be found with a Bond Oxborough Phillips for sale board clearly displayed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Changing Lifestyles

01288 355 066
bude@boproperty.com