



Bond
Oxborough
Phillips

Changing Lifestyles

27 Fulmar Road
Bude
EX23 8FL

Guide Price: £379,950 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

27 Fulmar Road, Bude, EX23 8FL

- 3 Bedrooms (1 Ensuite) Detached Property
- Immaculately Presented
- Garage
- Off-Road Parking
- Rear Enclosed Garden
- Sought after location
- Early viewing recommended
- Remainder of 10 year NHBC Solar Panels & Battery system
- EPC: B
- Council Tax Band: D



An opportunity to acquire this 3 bedroom, 1 en suite, 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 kitchen, lounge, dining area, WC, 3 bedrooms one with en suite and a family bathroom.



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.



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Entrance Hall - Doors to kitchen, lounge, WC. Stairs to first floor landing. Under stairs cupboard.

Kitchen - 10 x 9'7" (10 x 2.92m)

This well presented kitchen offers a range of base and wall units with laminate roll edge worktops incorporating a stainless sink/drainage unit with mixer tap. Integrated cooker with 4 ring gas hob above and extractor hood over, fridge freezer and dishwasher. Wall mounted gas combination boiler. Window to rear elevation.

Lounge - 18'1" x 11'2" (5.5m x 3.4m)

This light and airy room benefits from a bay window to the front elevation. TV and telephone points. Access to dining area.

Dining Area - 9'9" x 7'1" (2.97m x 2.16m)

Patio doors onto rear garden. Ample space for a family dining table.

WC - 5'7" x 3'1" (1.7m x 0.94m)

Low level WC and pedestal hand wash basin. Window to front elevation. Electric fuse board.

First floor landing - Doors to 3 bedrooms and family bathroom and airing cupboard.

Bedroom 1 - 14'9" x 10'11" (4.5m x 3.33m)

Bay window to front elevation. Built in wardrobes. TV and telephone points.

Ensuite - 7'4" x 4'11" (2.24m x 1.5m)

Low level WC and pedestal hand wash basin with mixer tap. Large shower cubical with mains fed shower over. Chrome heated towel rail. Frosted window to front. Extractor fan.

Bedroom 2 - 11'6" x 8'10" (3.5m x 2.7m)

Window to rear elevation.

Bedroom 3 - 9'8" x 6'9" (2.95m x 2.06m)

Window to rear elevation.

Bathroom - 6'10" x 5'6" (2.08m x 1.68m)

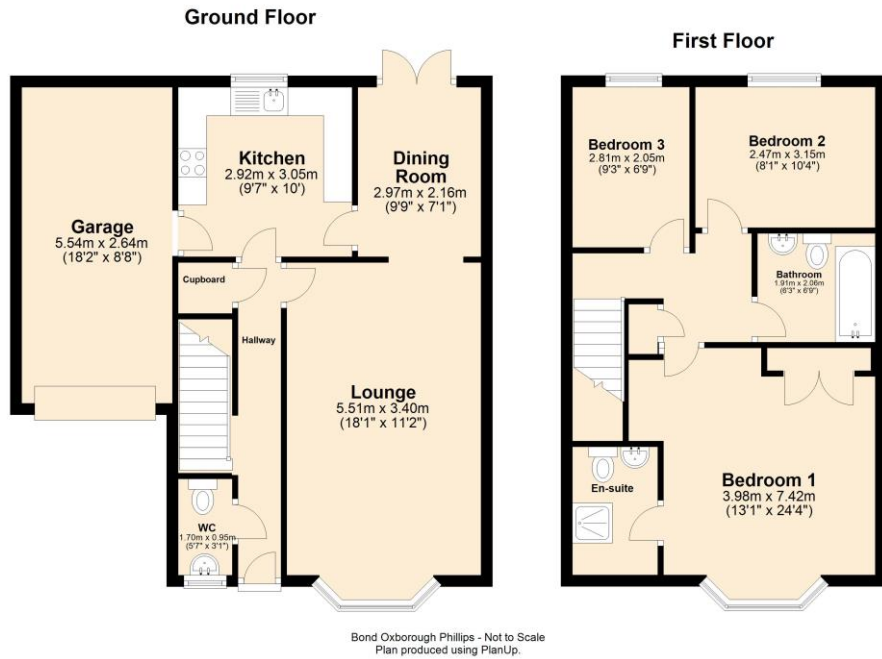
Low level WC and pedestal hand wash basin with mixer tap. Enclosed panel bath with mains fed shower over. Chrome heated towel rail. Extractor fan.

Garage - 18'2" x 8'8" (5.54m x 2.64m)

Light and power connected. Up and over garage door.

Outside - The front of the property provides off road parking and access to garage. To the right hand side is a pedestrian gate leading to the rear garden. The rear of the property offers a generous sized garden mainly laid to lawn with raised flower beds and a patio area perfect for al fresco dining.





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 27 Fulmar Road will be found.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(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	