



Bond
Oxborough
Phillips

Changing Lifestyles

8 West Park Road
Bude
Cornwall
EX23 8PB

Asking Price: £450,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

8 West Park Road, Bude, Cornwall, EX23 8PB



- DETACHED BUNGLOW
- 2 BEDROOMS
- REQUIRING MODERNISATION THROUGHOUT
- FRONT AND ENCLOSED REAR GARDENS
- DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES AND BEACHES
- NO ONWARD CHAIN
- EPC RATING: E
- COUNCIL TAX BAND: C



Changing Lifestyles

01288 355 066
bude@boproperty.com

8 West Park Road, Bude, Cornwall, EX23 8PB

Changing Lifestyles

Enjoying a pleasant location within easy reach of the beaches and town centre, a 2 bedroom detached bungalow requiring modernisation throughout. Occupying a generous plot with front and enclosed rear gardens, driveway and garage. Offered with no onward chain. EPC Rating E. Council Tax Band C.

Entrance Hall - Doors leading to all rooms. Loft access. Airing cupboard housing water cylinder.

Bedroom 1 - 13'3" x 9'9" (4.04m x 2.97m)
Double bedroom with built in wardrobe and window to front elevation.

Living Room - 11'11" x 20'9" (3.63m x 6.32m)
Gas fireplace with windows to front and rear elevations. Door to the rear leading to the garden.

Bedroom 2 - 10'5" x 10'4" (3.18m x 3.15m)
Built in wardrobes with window to rear elevation.

Kitchen - 12'3" x 8'10" (3.73m x 2.7m)
Comprising a range of base and wall units with laminate roll edge worktops over incorporating a sink/drain unit with mixer tap, integrated oven, gas hob and extractor hood over. Window to the rear elevation. Door to front of property.

Bathroom - 5'5" x 4'11" (1.65m x 1.5m)
Frosted window to side elevation. Enclosed panel bath and pedestal hand wash basin.

WC - 5'5" x 2'10" (1.65m x 0.86m)
Low level WC and frosted window to the side elevation.

Garage - 9'3" x 18'9" (2.82m x 5.72m)
Double entrance doors with power and light connected and window to side elevation.

Store - 9'3" x 4'8" (2.82m x 1.42m)
Adjoining the rear of the garage with pedestrian door, light connected and window to the rear elevation.

Outside - Driveway providing ample off road parking and leading to the Garage. Generous front and rear gardens principally laid to lawn.

Pedestrian side gate leads to enclosed rear gardens laid to lawn with a variety of mature shrubs/flowers. Patio area adjoining the rear of the property, perfect for al fresco dining.

Services - Mains Gas, Water, Electric and Drainage.

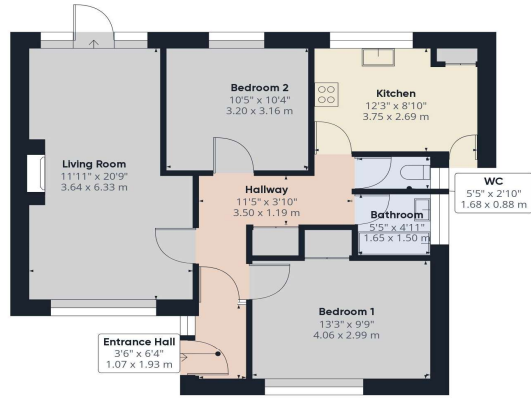
EPC Rating - Band E.

Council Tax - Band C.



Changing Lifestyles

01288 355 066
bude@boproperty.com



Floor 0 Building 1



Floor 0 Building 2

Directions

From Bude town centre, proceed up Belle Vue and take the left hand turning towards Crooklets passing Sainsburys supermarket on the left hand side. Take the next right hand turning through the Golf Course and upon reaching Downs View turn right and immediately left into Ocean View Road. Take the next turning on the left hand side into West Park Road whereupon number 8 will be found on the right 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.

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	