



Bond
Oxborough
Phillips

Changing Lifestyles

Langdon Cottage
Flexbury Park
Bude
Cornwall
EX23 8RS

Asking Price: £450,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Langdon Cottage, Flexbury Park, Bude, Cornwall, EX23 8RS

- 4 BEDROOMS
- SEMI DETACHED RESIDENCE
- SPACIOUS AND VERSATILE ACCOMMODATION
- SHORT WALK TO TOWN CENTRE, GOLF COURSE AND LOCAL BEACHES
- OFF ROAD PARKING SPACE
- TERRACED SEATING AREA
- WELL SUITED FOR SECOND HOME/HOLIDAY LET
- EPC: D
- COUNCIL TAX BAND: D



Available on the open market for the first time in nearly 25 years is this deceptively spacious 4 bedroom residence situated within walking distance of the town centre, golf course and popular local beaches. Offering versatile living accommodation throughout with off road parking, and terraced seating area the property would be perfect for a second home/holiday let or as a comfortable family home. Virtual tour available upon request. EPC D. Council Tax Band D.

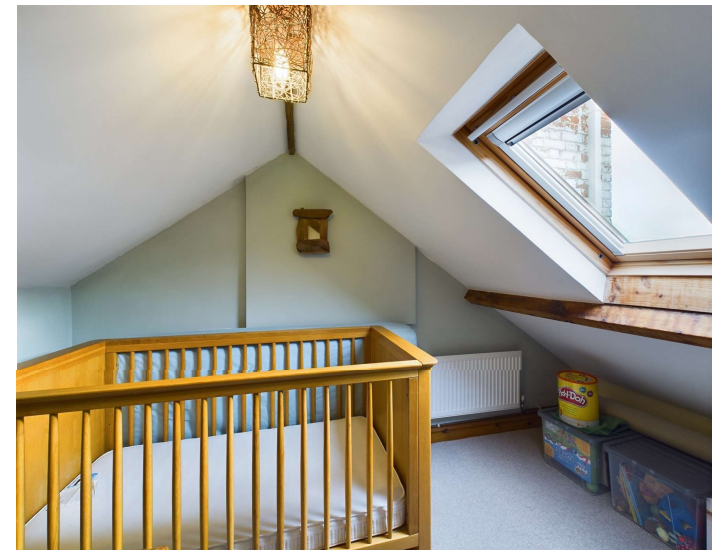


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The residence enjoys a convenient position situated within a few minutes walk of the local bathing beach and a short distance away from the centre of this popular coastal town which supports a useful and extensive range of shopping, schooling and recreational facilities. The town of Bude lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches which provide a whole host of water sports and leisure facilities together with breathtaking, cliff top coastal walks. 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. The town of Okehampton lying on the fringes of Dartmoor National Park is some 35 miles and provides access onto the A30 which leads to the ancient cathedral city of Exeter with its airport and intercity railway network.



Property Description

Entrance Hall - 4'10" x 4'3" (1.47m x 1.3m)
Door to Living Room. Ample storage.

Living Room - 21'3" x 14'5" (6.48m x 4.4m)
This light and airy room benefits from two windows to the front elevation and offers ample space for a large family suite. Taking centre stage is a wood burning stove with slate hearth and Oak surround. Stairs to First floor landing. Under stairs cupboard. Opening into;

Dining Room - 13'1" x 9'7" (4m x 2.92m)
Space for a large family table. Storage cupboard. Doors to study/bedroom 4, shower room and store/utility room. Opening into;

Kitchen - 13'2" x 8'7" (4.01m x 2.62m)
Comprising a range of wooden base and wall units with laminate roll edge worktops over incorporating a sink/drainage unit with mixer tap and 5 ring gas hob with extractor hood over. Integrated double oven and space for freestanding fridge freezer. Window and Door to side elevation.

Study/Bedroom 4 - 12'11" x 7'10" (3.94m x 2.4m)
Window to the front elevation.

Store/Utility Room - 8'10" x 5'8" (2.7m x 1.73m)
Space and plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler. Door to rear elevation.

Shower Room - 8'5" x 4'9" (2.57m x 1.45m)
Frosted window to the rear elevation. Large shower cubicle with mains fed shower over, low level WC and pedestal hand wash basin. Chrome heated towel rail. Extractor fan.

First Floor Landing - Doors to bedrooms and bathroom with useful built in airing cupboards.

Bedroom 1 - 14' x 12'3" (4.27m x 3.73m)
Double bedroom with exposed A Frame and beams. Windows to front elevation.

Bedroom 2 - 11'9" x 7'6" (3.58m x 2.29m)
A split level bedroom area steps lead up to a mezzanine space perfect for study area or extra storage with Velux window. Steps lead down to a double bedroom with window to front elevation.

Bedroom 3 - 12' x 6'10" (3.66m x 2.08m)
Window to front elevation.

Bathroom - 8' x 5'10" (2.44m x 1.78m)
Panel spa bath, low flush WC, pedestal wash hand basin, heated towel rail and opaque glazed window to rear.

Terraced Seating Area - Pleasant sunny terraced seating area with artificial lawn and bordered by fencing providing a high degree of privacy.

Outside - Gated entrance at the side of the property leads to a brick paved driveway providing off road parking space and access to useful Store/Utility room and door to Kitchen.

Service - Mains Gas, electric, water and drainage.

EPC Rating - D

Council Tax - Band D



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(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	

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Directions

From Bude town centre proceed out of the town towards Poughill and upon reaching Flexbury the property will be found on the left hand side after a short distance just before reaching the hill with a Bond Oxborough Phillips for sale sign clearly displayed.

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.

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We are here to help you find and buy your new home...

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