

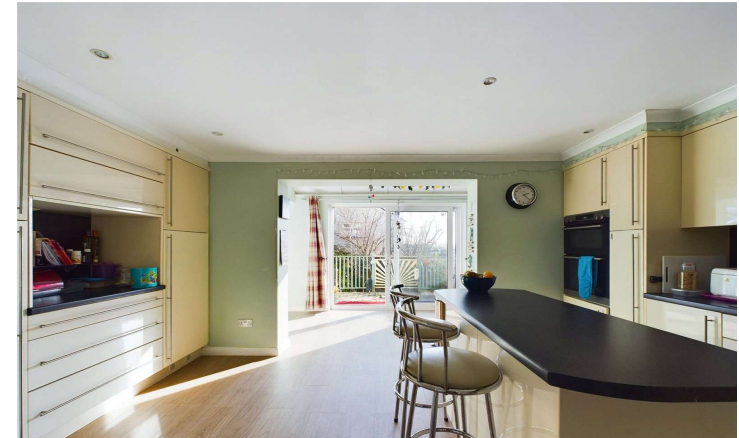


Bond
Oxborough
Phillips

Changing Lifestyles

14 & 14A
Treleven Road
Bude
EX23 8RZ

Asking Price: £385,000 Freehold



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01288 355 066
bude@boproperty.com

14 & 14A, Treleven Road, Bude, EX23 8RZ

- 3 BEDROOM HOUSE WITH ADJOINING 1 BEDROOM (1 ENSUITE) ANNEXE
- LOW MAINTENANCE REAR GARDENS
- VERSATILE AND SPACIOUS LIVING ACCOMMODATION
- WALKING DISTANCE OF LOCAL AMENITIES AND SCHOOLS
- FAR REACHING VIEWS TO THE REAR
- WELL SUITED FOR MULTI GENERATIONAL LIVING OR AS INCOME POTENTIAL
- EPC: B
- COUNCIL TAX BAND: B



An opportunity to acquire this generous proportioned 3 bedroom residence with an adjoining 1 bedroom (1 ensuite) annexe situated within easy walking distance of schools and local amenities. Offering versatile and spacious accommodation throughout the property would be perfect for dual accommodation or as additional income potential with the added benefit of fitted solar panels. Communal off road parking and enclosed low maintenance rear gardens.



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The property is situated in a convenient position within this popular coastal town, which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. 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.



Property Description

14 Treleven Road

Entrance Porch - 6'2" x 5'10" (1.88m x 1.78m)

Hallway - Staircase leading to first floor. Door to WC.

Living Room - 17'7" x 10'4" (5.36m x 3.15m)

Fitted log burner with window to front elevation and internal window to Dining Room.

Kitchen/Breakfast Room - 15'11" x 11'3" (4.85m x 3.43m)

A range of fitted base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer taps, 4 ring ceramic hob, built in high level double oven, integrated microwave and fridge with tall freezer. Island unit and large built in pantry cupboard. Leads to:

Sun Room - 12'9" x 5'9" (3.89m x 1.75m)

Sliding doors to outside and terraced patio seating area.

Dining Area - 13'5" x 8'7" (4.1m x 2.62m)

Ample space for dining table and chairs. Space and plumbing for washing machine and tumble dryer. Window to rear elevation. Door to Annexe.

First Floor Landing - Window to front elevation. Built in airing cupboard.

Bedroom 1 - 11'1" x 9'4" (3.38m x 2.84m)

Double bedroom with built in wardrobes and window to rear elevation enjoying far reaching views.

Bedroom 2 - 14'8" x 11'6" (4.47m x 3.5m)

Window to rear elevation, door to Balcony.

Bedroom 3 - 11'2" x 8'2" (3.4m x 2.5m)

Window to front elevation.

Bathroom - 5'10" x 5'6" (1.78m x 1.68m)

Enclosed panel bath with mains shower over, concealed cistern WC, vanity unit with inset wash hand basin, heated towel rail and window to rear elevation.

14a The Annexe

Open Plan Living/Kitchen

Living Area - 14'10" x 11' (4.52m x 3.35m)

Window and door to front elevation. Staircase to first floor. Built in under stair cupboard.

Kitchen Area - 10'2" x 10'1" (3.1m x 3.07m)

A range of fitted base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, recess for oven. space and plumbing for washing machine. Window to rear elevation.

Bedroom - 18'2" x 10'10" (5.54m x 3.3m)

Double bedroom with window to rear elevation.

Ensuite - 7'4" x 5'8" (2.24m x 1.73m)

Enclosed shower cubicle with mains fed shower over, low flush WC, pedestal wash hand basin, heated towel rail and window to front elevation.

Outside - Pedestrian access to the side of the property leads to the enclosed low maintenance gardens with a large paved patio, providing an ideal spot for al fresco dining and ample space for large sheds. There is a large communal parking area to the front of the property.

Services - Mains electric, gas, water and drainage. Solar Panels providing approx £1500 per annum.

Council Tax - 14 Band B

14a Band A

EPC - Rating B

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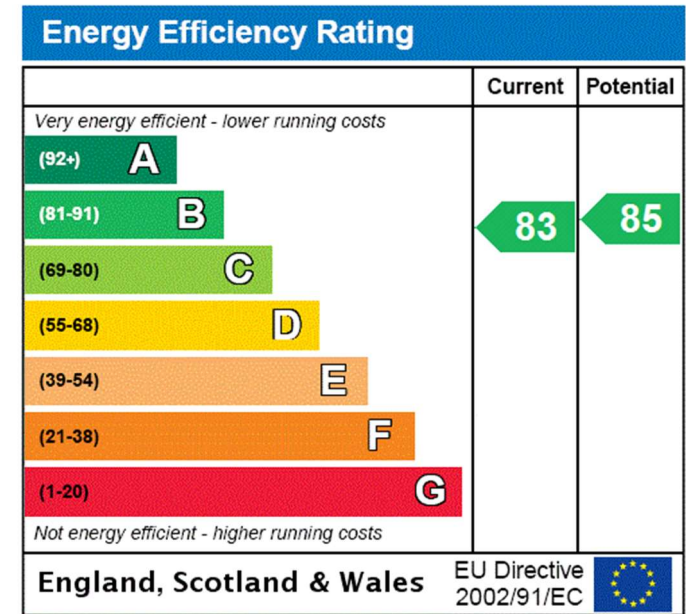
14a (Annexe)



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Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

Superfast

Ultrafast

15 Mbps

50 Mbps

1000 Mbps

Directions

From Bude town centre proceed out of the town towards Stratton, passing the Esso station on the left hand side and rising up the hill towards the leisure centre, take the right hand turning into Treleven Road opposite the secondary school taking the next right into a small cul de sac with parking area and numbers 14 & 14a will be found immediately on your left hand side.

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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Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
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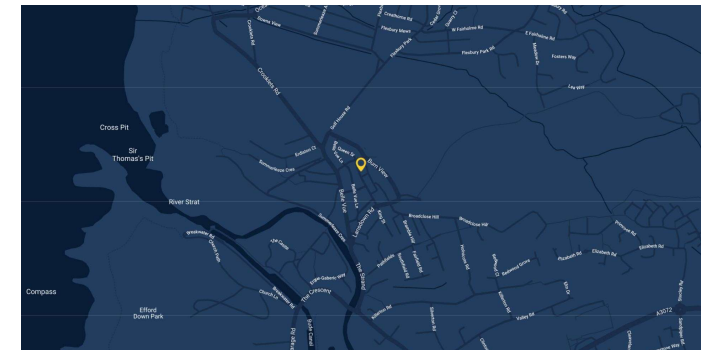
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