



Bond
Oxborough
Phillips

Changing Lifestyles

The Birches
7 Redwood Grove
Bude
EX23 8EB

Asking Price: £540,000 Freehold



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bude@boproperty.com

The Birches, 7 Redwood Grove, Bude, EX23 8EB



- 3 BEDROOMS (1 ENSUITE)
- DETACHED BUNGALOW
- SOLAR PV PANELS
- IMMACULATLY PRESENTED THROUGHOUT
- EXTENSIVELY REMODELLED AND EXTENDED
- HIGHLY SOUGHT AFTER LOCATION
- WALKING DISTANCE FROM TOWN
- FRONT AND ENCLOSED REAR GARDENS
- AMPLE OFF ROAD PARKING
- GARAGE
- COUNCIL TAX BAND D
- EPC: A



An opportunity to acquire this immaculately presented 3 bedroom (1 ensuite) detached bungalow in this sought after and convenient location being a short distance from amenities and local beaches. The property has been extensively remodelled and extended by the current vendors during their ownership to create spacious, light and airy accommodation throughout with the distinct advantage of PV Solar panels, complemented by double glazed windows throughout. Front and rear enclosed gardens, entrance driveway providing ample off road parking and access to garage.



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Redwood Grove enjoys a convenient and central location within this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Its three local bathing beaches all lying amidst the famed rugged North Cornish coastline provide a whole host of watersports and leisure activities together with many breath taking cliff to coastal walks etc. The bustling market town of Holsworthy lies within 10 miles inland while 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 links to the A30 which connects in turn to the Cathedral City of Exeter with its airport, Intercity railway network and motorway links etc.



Property Description

Entrance Hall - A spacious entrance hall with Velux skylight and feature curved walls leading to Kitchen Dining area. Built in cupboard housing pressurised hot water cylinder. Useful built in storage cupboard. Double doors to:

Living Room - 17'3" x 16' (5.26m x 4.88m)

A light and airy reception room with twin Velux skylights and sliding door to rear elevation. Door to Bedroom 3/Study.

Kitchen - 16'1" x 10'11" (4.9m x 3.33m)

A superbly fitted kitchen with a range of base and wall mounted units with Quartz worksurfaces over incorporating inset composite sink drainer unit with mixer tap over, built in 4 ring 'AEG' induction hob with extractor hood over, high level 'Smeg' double oven, integrated dishwasher, and space for American style fridge freezer. Twin Velux skylights. Door to Utility Room.

Dining Area - 11'6" x 11'6" (3.5m x 3.5m)

Vaulted ceiling with twin Velux skylights, ample space for dining table and chairs with feature window and double glazed French doors to side.

Utility Room - Base and wall mounted units with Quartz worksurfaces over incorporating stainless steel sink drainer unit with mixer tap, wall mounted gas fired boiler, space and plumbing for washing machine. Door to outside.

Bedroom 1 - 12' x 10'10" (3.66m x 3.3m)

Double bedroom with built in wardrobes and window to front elevation. Door to:

Ensuite Shower Room - 8'2" x 5'2" (2.5m x 1.57m)

Double walk in shower with mains fed drench shower over, low flush WC, pedestal wash hand basin, heated towel rail and window to side elevation.

Bedroom 2 - 11'4" (Max) x 8'11" (3.45m (Max) x 2.72m)

Double bedroom with built in wardrobe and window to front elevation.

Bedroom 3/Study - 13'10" x 8'9" (4.22m x 2.67m)

Double bedroom currently used as an office space with dual aspect windows and double glazed French doors to side.

Bathroom - 8'5" x 7'10" (2.57m x 2.4m)

Enclosed 'P' shaped bath with mains fed drench shower over, low flush WC, pedestal wash hand basin, heated towel rail and window to side elevation.

Property Description

Outside - The property is approached via its own entrance driveway providing ample off road parking and access to garage. The rear enclosed low maintenance gardens are laid principally to gravel with a patio area adjoining the rear of the residence providing an ideal spot for alfresco dining. The rear gardens are bordered by fencing with various seating areas. Useful greenhouse.

Garage - 15'11" x 9' (4.85m x 2.74m)

Up and over electric roller vehicle door with power and light connected. Ladder access to Loft.

Services - Mains gas, electric, water, drainage. Solar PV Panels.

Council Tax - Band D

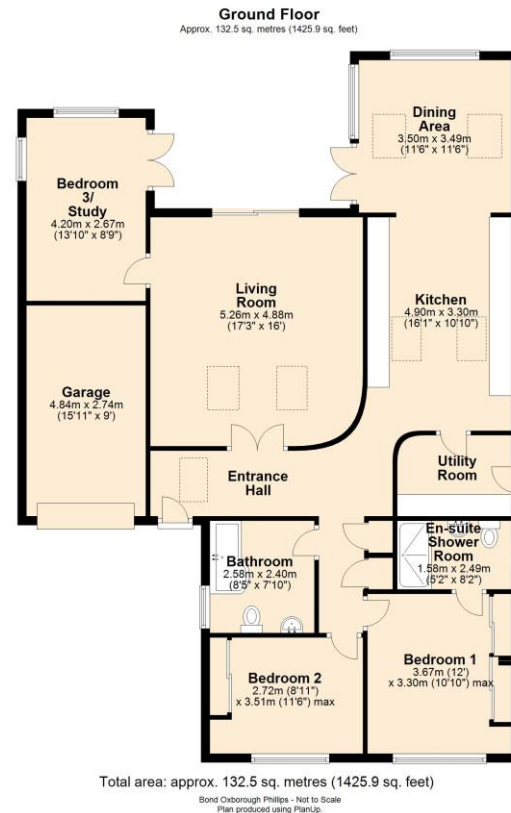


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Directions

From Bude town centre proceed along The Strand and at the mini-roundabout take the first turning into Bencoolen Road, then take the first left hand turning into Killerton Road. At the top of Killerton Road take the left hand turning into Redwood Grove, whereupon the entrance to the property will be found after a short distance into the cul de sac on the 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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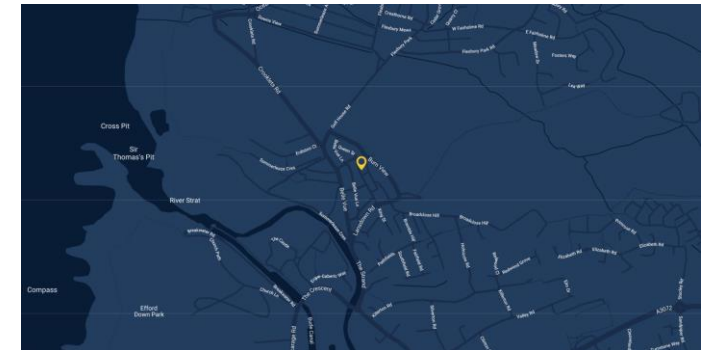
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