



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

36 Upton Meadows  
Lynstone  
Bude  
EX23 0RB

**Guide Price: £495,000 Freehold**




Changing Lifestyles

01288 355 066  
bude@boproperty.com

## 36 Upton Meadows, Lynstone, Bude, EX23 0RB

- 4 BEDROOM (1 ENSUITE)
- 2 RECEPTION ROOMS
- DETACHED HOUSE
- SOUGHT AFTER CUL DE SAC LOCATION
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- GARAGE
- NO ONWARD CHAIN
- EPC: C
- COUNCIL TAX BAND: E



An opportunity to acquire this spacious detached 4 bedroom (1 en-suite) detached house in this sought after residential cul-de-sac being a short distance to the town centre and popular local beaches. The property benefits from the distinct advantage of upvc double glazed windows complemented by gas fired combi boiler central heating. Integral double garage, level front and enclosed rear gardens. EPC C. Council Tax Band E.



Changing Lifestyles

01288 355 066  
bude@boproperty.com



The property occupies a prime position within walking distance of the town centre, beach and coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.



# Property Description

**Entrance Hall** - Staircase leading to first floor landing with window to front elevation. Built in under stair cupboard. Door to WC.

**Living Room** - 21'7" x 11'5" (6.58m x 3.48m)

A generous dual aspect reception room with built in fireplace housing electric fire, sliding door to rear enclosed garden and window to front elevation.

**Dining Room** - 10'8" x 9'5" (3.25m x 2.87m)

Ample space for dining table and chairs with window to rear elevation.

**Kitchen/Breakfast Room** - 21'8" x 9'8" (6.6m x 2.95m)

A range of base and wall mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer taps, built in 4 ring gas hob, oven/grill and fridge. Space and plumbing for dishwasher with window to side elevation. Ample space

for breakfast table and chairs with sliding door to rear enclosed garden.

**Utility Room** - 8'6" x 6'9" (2.6m x 2.06m)

Base and wall mounted units with work surfaces over incorporating composite sink drainer unit with mixer tap, space and plumbing for washing machine with base mounted Worcester boiler. Window and door to side elevation.

**WC** - 6'2" x 3'2" (1.88m x 0.97m)

Low flush WC, pedestal wash hand basin and window to side elevation.

**First Floor Landing** - Built in airing cupboard.

**Bedroom 1** - 14'9" x 11'7" (Max) (4.5m x 3.53m (Max))

Double bedroom with built in wardrobes and window to rear elevation.

**Ensuite** - 6'5" x 6'1" (1.96m x 1.85m)

Enclosed shower cubicle, low flush WC, pedestal wash hand basin and window to side elevation.

**Bedroom 2** - 11'5" x 10'8" (3.48m x 3.25m)

Double bedroom with built in wardrobes and window to rear elevation.

**Bedroom 3** - 11'5" (3.48) (Max) x 8'9" (2.67) (Max)

Double bedroom with window to front elevation.

**Bedroom 4** - 10'8" (3.25) (Max) x 7'7" (2.3) (Max)

Window to rear elevation.

**Bathroom** - 6'5" x 6'5" (1.96m x 1.96m)

Panel bath, low flush WC, pedestal wash hand basin and window to front elevation.

# Property Description

**Outside** - The property is approached over its own entrance driveway providing off road vehicle parking. Low maintenance front gardens with gravel areas, gated side access leading to rear garden, paved patio seating area adjoining property providing an ideal spot for alfresco dining. Enclosed rear garden laid principally to lawn offering views over Bude town and surrounding countryside.

**Garage** - 18'7" x 10'9" (5.66m x 3.28m)  
Power and light connected with up and over vehicle entrance door.

**Services** - Mains Gas, electric, water and drainage.

**EPC** - Rating C

**Council Tax** - Band E.



36 Upton Meadows, Lynstone, Bude, EX23 0RB



Changing Lifestyles

01288 355 066  
bude@boproperty.com



Total area: approx. 154.9 sq. metres (1667.1 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

## Directions

From Bude town centre proceed out of the town along The Strand, turn right at the mini-roundabout towards Widemouth Bay and proceed up the hill towards Upton. The entrance to Lynstone Meadows is on the left hand side, proceed past the entrance to Wentworth Close and continue through Upton Meadows and upon reaching the end of the cul-de-sac number 36 will be found with a Bond Oxborough Phillips For Sale board 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.

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.

36 Upton Meadows, Lynstone, Bude, EX23 0RB

Changing Lifestyles

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

34 Queen Street  
Bude  
Cornwall  
EX23 8BB  
Tel: 01288 355 066  
Email: [bude@bopproperty.com](mailto:bude@bopproperty.com)

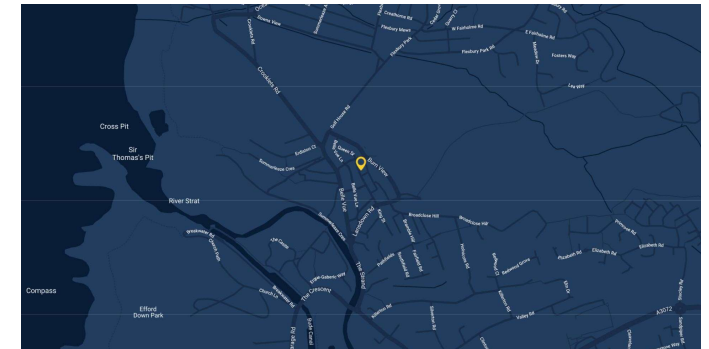
Have a property to sell or let?

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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01288 355 066**

for a free conveyancing quote and  
mortgage advice.



Changing Lifestyles

**01288 355 066**  
**[bude@bopproperty.com](mailto:bude@bopproperty.com)**