



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Shorelark Way  
Bude  
Cornwall  
EX23 8DZ

**Asking Price: £320,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

1 Shorelark Way, Bude, Cornwall, EX23 8DZ



- 3 Bedrooms (1 Ensuite) Semi-Detached Property
- Garage
- Off-Road Parking
- Rear Enclosed Garden
- Sought after location
- Early viewing recommended
- Remainder of 10 year NHBC
- Council Tax Band C
- EPC: B



An opportunity to acquire this 3 bedroom, 1 ensuite, semi-detached home in a sought after and convenient new development being a short walk from the local schools, amenities and beaches. The property is well presented throughout and benefits from gas fired central heating with double glazed windows. The property briefly comprises of kitchen, lounge/diner, WC, 3 bedrooms one with ensuite and a family bathroom. The outside of the property offers an enclosed rear garden, driveway providing off road parking and garage.



The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.



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# Changing Lifestyles

**Entrance Hall** - Doors to lounge and WC. Stairs to first floor landing.

**Kitchen** - 9'3" x 8' (2.82m x 2.44m)

This modern kitchen comprises of a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drain unit with mixer tap and 4 ring gas hob. Integrated eye level oven, fridge freezer, washing machine and dish washer. Window to front elevation. Wall mounted boiler.

**Lounge** - 16'7" x 15'5" (5.05m x 4.7m)

This light and airy room benefits from patio doors and provides ample space for a lounge/dining area. Door to under stairs storage cupboard.

**WC** - 6'6" x 3'3" (1.98m x 1m)

Low level WC and pedestal hand wash basin. Window to front elevation.

**First Floor Landing** - Doors to bedrooms and bathroom. Loft hatch.

**Bedroom 1** - 11'10" x 10'3" (3.6m x 3.12m)

Window to front elevation. Built in wardrobes. Door to ensuite shower room.

**Ensuite** - 6'6" x 3'3" (1.98m x 1m)

Comprising of a walk-in shower with mains fed shower over, low level WC and wall mounted hand wash basin. Frosted Window to front elevation.

**Bedroom 2** - 10'5" x 9' (3.18m x 2.74m)

Window to rear elevation.

**Bedroom 3** - 10'6" x 6'2" (3.2m x 1.88m)

Window to rear elevation.

**Bathroom** - 6'9" x 6'1" (2.06m x 1.85m)

Comprising of an enclosed panel bath with mains fed shower over, low level WC and wall mounted hand wash basin. Heated towel rail. Extractor Fan.

**Garage** - 17'9" x 9' (5.4m x 2.74m)

Up and over garage door to front elevation. Light and power Connected. Rear pedestrian door.

**Outside** - To the front of the property is a driveway providing off road parking and access to attached garage and steps boarded with mature shrubs leading to front entrance door. To rear of the property benefits from a generous enclosed garden mainly laid to lawn with mature flower beds surrounding and paved path to rear pedestrian door to the garage.

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

**Council Tax** - Band C

**Maintenance Charge** - To be confirmed

#### Mobile Coverage

EE ●  
Vodafone ●  
Three ●  
O2 ●

#### Broadband

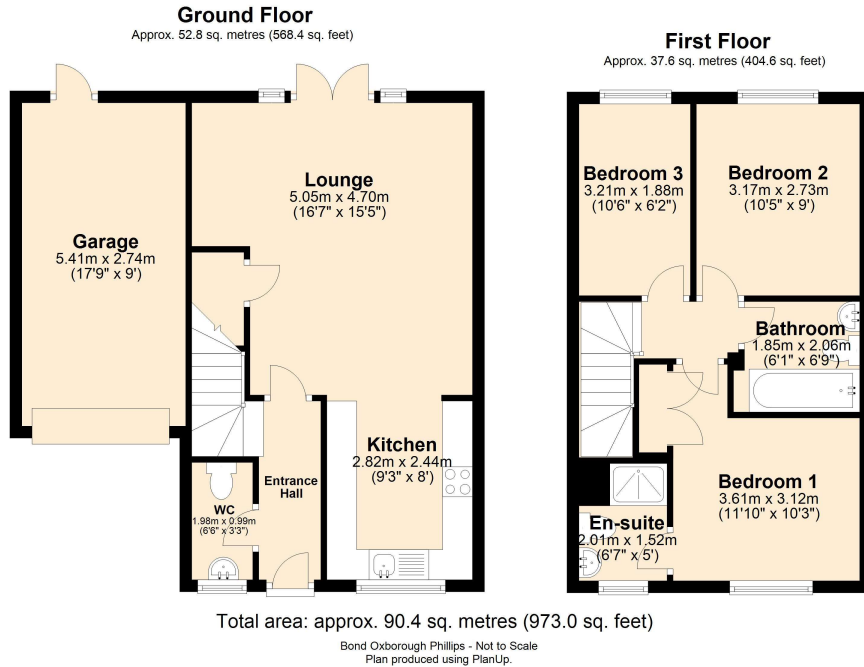
Basic 14 Mbps  
Superfast 80 Mbps



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### Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrison's roundabout and into the new Shorelands development. Proceed along Sandpiper Road and turn right into Shorelark Way. Follow the road and on the right hand side 1 Shorelark Way will be found on the left 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
Very energy efficient - lower running costs		118
(92+) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	