

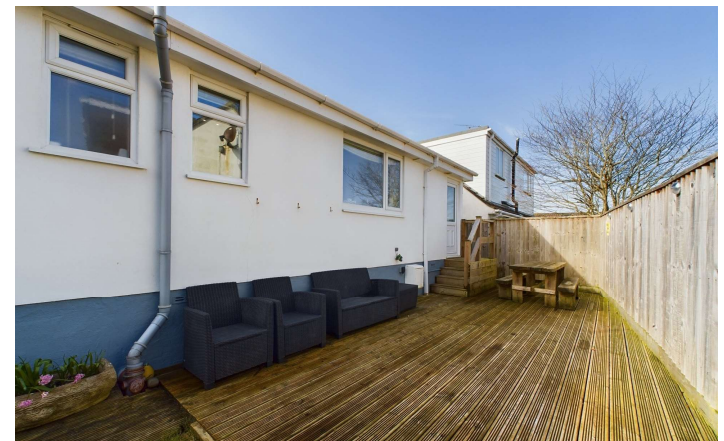


Bond
Oxborough
Phillips

Changing Lifestyles

7 Bede Haven Close
Bude
Cornwall
EX23 8QF

Guide Price: £375,000 Freehold



Changing Lifestyles

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7 Bede Haven Close, Bude, Cornwall, EX23 8QF



- 3 BEDROOMS (1 ENSUITE)
- DETACHED BUNGALOW
- IMMACULATEDLY PRESENTED THROUGHOUT
- WALKING DISTANCE OF CANAL AND LOCAL AMENITIES
- OFF ROAD PARKING
- ENCLOSED FRONT AND REAR GARDENS
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: TBC
- COUNCIL TAX BAND: C



Enjoying a pleasant location within walking distance of town and local amenities, an opportunity to acquire a superbly presented 3 bedroom (1 Ensuite) detached bungalow available with no onward chain. Entrance driveway with off road parking. Enclosed front and low maintenance rear gardens with useful shed. Virtual Tour available upon request. EPC TBC. Council Tax Band C.



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.



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Entrance Hall

Living Room - 15'7" x 13'3" (4.75m x 4.04m)

A generous reception room with fitted log burner and window to front elevation.

Kitchen/Diner - 14'3" x 9'8" (4.34m x 2.95m)

A fitted range of base and wall mounted units with work surfaces over incorporating 1 1/2 stainless sink drainer unit with mixer tap, 4 ring gas hob with extractor over, built in oven and integrated dishwasher. Space for dining table and chairs with windows to rear elevation. Leads to:

Utility Room - 7'11" x 4'5" (2.41m x 1.35m)

Space and plumbing for washing machine, tumble dryer and tall fridge freezer. Built in cupboard housing wall mounted gas fired boiler. Door to outside.

Bedroom 1 - 6'7" x 3'4" (2m x 1.02m)

Double bedroom with window to rear elevation. Sliding door to:

Ensuite - 6'7" x 3'4" (2m x 1.02m)

Enclosed shower cubicle with mains fed shower over, vanity unit with inset wash hand basin and concealed cistern WC. Heated towel rail and opaque glazed window to rear elevation.

Inner Hall - Built in cupboard.

Bedroom 2 - 9' x 8'8" (2.74m x 2.64m)

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

Bedroom 3 - 10'8" x 7'8" (3.25m x 2.34m)

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

Bathroom - 7'8" x 4'11" (2.34m x 1.5m)

Enclosed 'P' shaped bath with mixer taps and mains fed shower over. Low flush WC, pedestal wash hand basin, heated towel rail and opaque glazed window to side elevation.

Outside - The property is approached over its own entrance driveway providing ample off road parking. Gardens extend to the front, side and rear laid principally to lawn with a large timber decked seating area adjoining the rear of the dwelling providing an ideal spot for al fresco dining. Useful timber shed.

Services - Mains gas, electric, water and drainage.

EPC - Rating TBC.

Council Tax - Band C.



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Mobile Coverage

- EE ●
- Vodafone ●
- Three ●
- O2 ●

Broadband

- Basic
- Superfast
- 16 Mbps
- 80 Mbps

Directions

From Bude town centre proceed out of the town along the Strand and turn left at the mini roundabout towards Stratton. Proceed for approximately ¼ mile and take the right hand turning into Kings hill opposite the Bude service station. Take the next left hand turn into Berries Avenue and immediately right into Bede Haven Close, continue for a short distance whereupon No 7 will be found 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.

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.

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