



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

78 Reden Road  
Bude  
Cornwall  
EX23 8TP

**Asking Price: £340,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066  
bude@boproperty.com**

78 Reden Road, Bude, EX23 8TP



- DETACHED FAMILY HOME
- 3 BEDROOMS (1 ENSUITE)
- WELL PRESENTED
- ALLOCATED PARKING SPACES
- LARGE REAR ENCLOSED GARDEN
- SOUGHT AFTER LOCATION
- REMAINDER OF 10 YEAR NHBC
- NO ONWARD CHAIN
- EPC RATING B
- COUNCIL TAX BAND C



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## Changing Lifestyles

**An opportunity to acquire this well presented 3 bedroom, 1 en suite, detached family home in this most sought after and convenient new development being a short walk from the local schools, amenities and beaches. The property is immaculately presented throughout and benefits from gas fired central heating, double glazed windows and remainder of a 10 year NHBC guarantee. The property briefly comprises of kitchen/diner, living room, utility/WC, 3 bedrooms one with en suite and a family bathroom. The outside of the property offers an enclosed rear garden and allocated parking. EPC Rating – B. Council Tax Band – C.**

**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.**

**Entrance Hall** - Doors to lounge, kitchen/diner, WC and stairs to first floor landing. Under stairs storage space.

**Kitchen/Dining Room** - The kitchen comprises of a modern range of base and wall units with laminate square edge worktops over incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap and 4 ring gas hob with extractor hood over. Integrated oven, dishwasher and washing machine, space for fridge/freezer. Window to the rear and side elevations. Ample room for a dining table making this kitchen/diner, perfect for any family occasion.

**Living Room** - This light and airy room benefits from patio doors leading out to the garden and an additional window to the rear elevation. Built in cupboard.

**WC** - Comprising of a close coupled WC and wall mounted hand wash basin.

**First Floor** - Doors to bedrooms and bathroom. Loft hatch. Airing cupboard housing wall mounted boiler.

**Bedroom 1** - Benefitting from a window to the rear elevation. Door to ensuite Shower Room.

**Ensuite** - Comprising of a close coupled WC, wall mounted hand wash basin and shower cubical with mains fed shower over. Extractor fan.

**Bedroom 2** - Window to front elevation.

**Bedroom 3** - Window to rear elevation.

**Bathroom** - Comprising of a close coupled WC, wall mounted hand wash basin and enclose panel bath with mains fed shower over. Extractor fan. Frosted window to front elevation.

**Outside** - To the front of the property is a paved pathway leading to the entrance door with front garden laid to lawn. Allocated off road parking to the right hand side of the property with pedestrian side gate to access the spacious rear garden. Paved area adjoining the rear of the property.

**Agents Note** - Please note the photographs we taken prior to tenancy commencing at the property.

**Services** - Mains Electric, Water, Gas and Drainage.

**Service Charge** - There will be a service charge payable for the upkeep of the communal grounds within the development. Cost TBC.

**Council Tax** - Band C.



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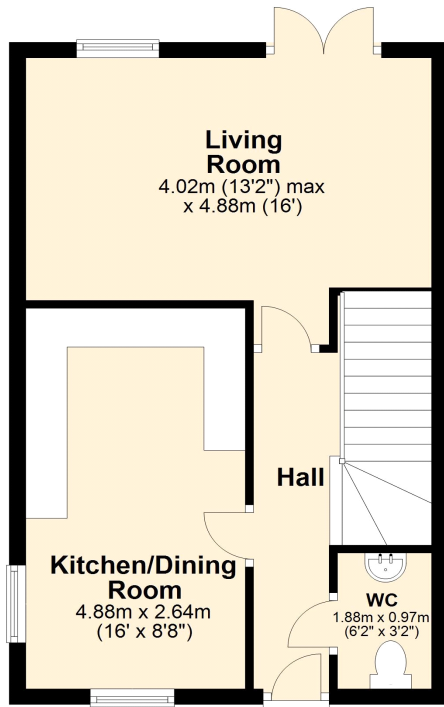
## Have a property to sell or let?

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.

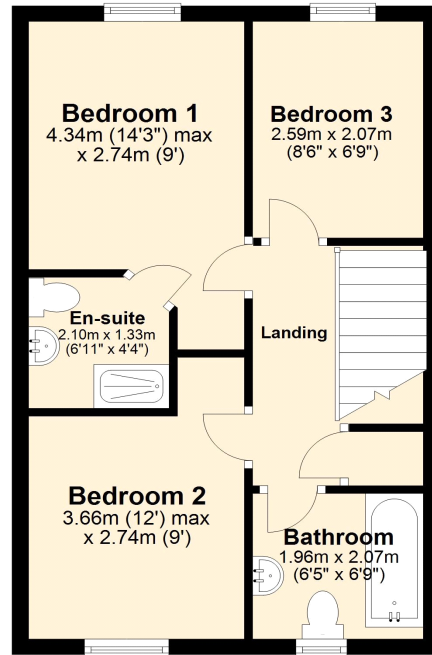
We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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.

**Ground Floor**



**First Floor**



## Directions

From Bude town centre proceed out of the town towards Stratton, continue passed Morrisons and upon reaching the A39 take the 1st exit at the roundabout entering Reden Road whereupon the property will be found a short distance on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(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	