



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

52 Minster Avenue  
Bude  
Cornwall  
EX23 8RY

**Asking Price: £440,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

52 Minster Avenue, Bude, Cornwall, EX23 8RY



- DETACHED BUNGALOW
- 3 BEDROOMS
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- GARAGE
- GENEROUS FRONT AND REAR GARDENS
- DRIVEWAY
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC: D
- COUNCIL TAX BAND: D



**A detached 3 bedroom bungalow occupying a generous plot in an ideal location close to amenities and local beaches in Bude. The residence offers well presented accommodation throughout comprising kitchen/diner, lounge, shower room and separate wc. Large front and rear gardens with entrance driveway providing off road parking and access to garage.**



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The property enjoys a pleasant location within this desirable residential area situated towards the edge of this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking cliff top coastal walks. The popular surfing and bathing beach of Widemouth Bay is approximately 1 mile away whilst the ancient market town of Holsworthy lies some 10 miles inland. The A39 leads in turn to Barnstaple, Tiverton and the M5 motorway. Launceston, Cornwall's ancient capital, is approximately 20 miles and the A30 connects to Okehampton, lying on the fringes of Dartmoor National Park, and to the cathedral city of Exeter.



## Property Description

**Hallway** - Built in airing cupboard housing hot water cylinder.

**Living Room** - 15'7" x 13' (4.75m x 3.96m)  
Stone feature fireplace with slate hearth and Bay window to front elevation.

**Kitchen/Dining Room** - 19'11" x 9'9" (6.07m x 2.97m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel drainer sink with mixer tap, 4 ring electric hob with extractor hood, built in high level 'Zanussi' oven and integrated slimline dishwasher. Ample space for dining table and chairs. Door leading to outside. Windows to rear and side elevations.

**WC** - 8'10" (2.7m)

WC and pedestal sink. Window to rear elevation.

**Shower Room** - 8'9" x 6'9" (2.67m x 2.06m)  
Enclosed double shower cubicle with mains fed shower over and pedestal sink. Window to rear elevation.

**Bedroom 1** - 12'7" x 9'9" (3.84m x 2.97m)  
Double bedroom with window to front elevation.

**Bedroom 2** - 10'1" x 9'2" (3.07m x 2.8m)  
Window to front elevation.

**Bedroom 3** - 9'9" x 8'9" (2.97m x 2.67m)  
Window to rear elevation.

**Garage** - 15'8" x 6'9" (4.78m x 2.06m)  
Electric roller door. Power and light connected.

**Outside** - The property is approached over its own entrance driveway with off road parking and providing access to garage. Gardens to front principally laid to lawn bordered by stone wall with a variety of mature shrubs and flower beds. Pedestrian access to both sides of property leads to External store room and rear garden area comprising patio with generous adjoining lawn bordered by flower beds, mature shrubs and close boarded panel fencing with concrete posts.

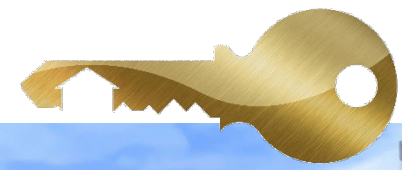
**EPC Rating** - D

**Council Tax** - Band D

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



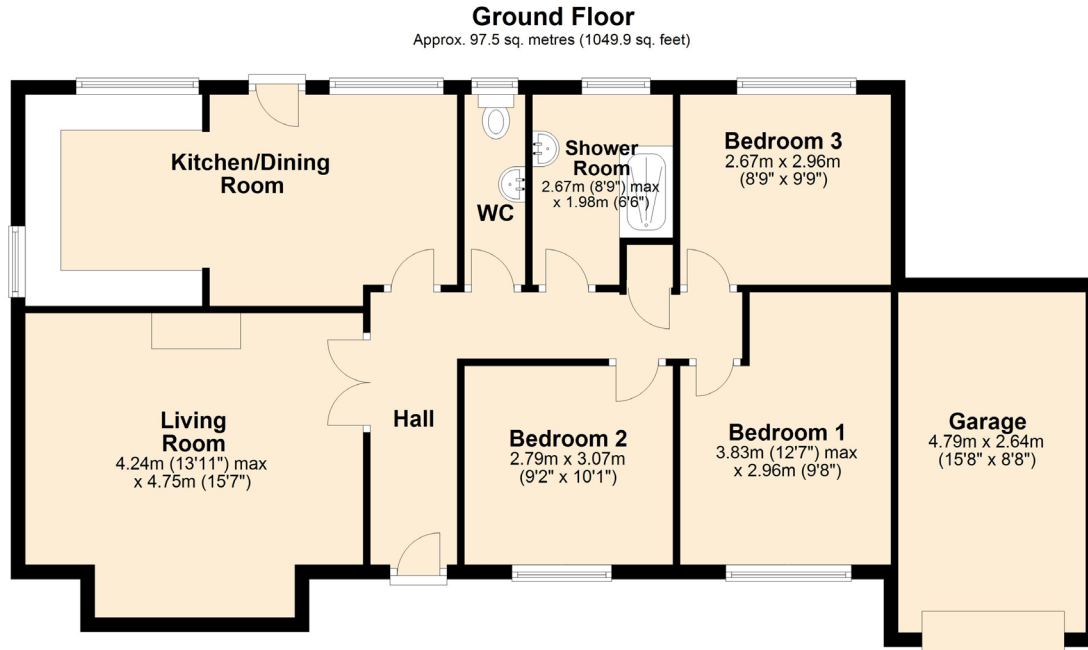
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Total area: approx. 97.5 sq. metres (1049.9 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

## Directions

From Bude town centre proceed out of the town along the Strand turning left at the mini roundabout. Continue along this road passing the Esso petrol station on the left hand side and continue up the hill. At the brow of the hill, after passing the entrance to Budehaven School, take the right hand turning into Minster Avenue and then take the first turning on the left hand side whereupon number 52 will be found within a short distance 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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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)

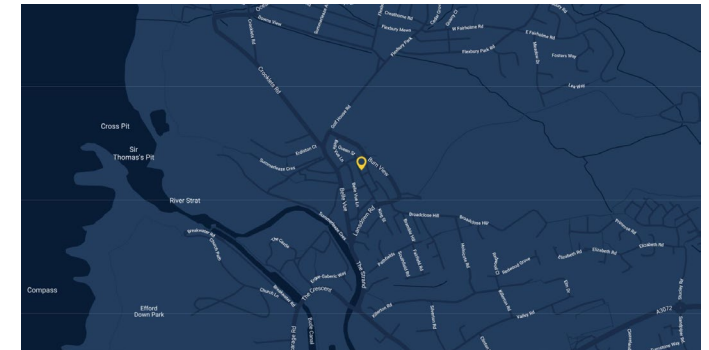
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to provide you with a free valuation of your home.

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