



Bond
Oxborough
Phillips

Changing Lifestyles

11 Melliars Way
Bude
Cornwall
EX23 8HB

Asking Price: £425,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

11 Mellars Way, Bude, Cornwall, EX23 8HB



- 3 BEDROOMS
- 1 EN SUITE
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- WALKING DISTANCE OF TOWN AND BEACHES
- REQUIRING SOME MODERNISATION
- OFF ROAD PARKING
- ENCLOSED REAR AND SIDE GARDENS
- INTERNAL VIEWING HIGHLY RECOMMENDED
- EPC RATING E
- COUNCIL TAX BAND: D



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***Available with no onward chain* An opportunity to acquire this deceptively spacious 3 bedroom (1 en suite) detached bungalow occupying a corner plot in this highly sought after residential cul de sac location, being within walking distance to the town centre and popular local beaches. Driveway with off road parking, garage and pleasant enclosed rear gardens with useful side garden currently used as a vegetable gardening area. Council Tax Band D. EPC E.**

Mellars Way is situated close to the Golf Course and is within easy reach of the town centre with its extensive range of shopping, schooling, banking 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 nearby cliff top coastal walks etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - Built in airing cupboard.

Living Room - 16' x 11'9" (4.88m x 3.58m)

Stone feature fireplace and window to rear elevation overlooking the rear gardens. Door to:

Sun Room - 9'4" x 10'3" (2.84m x 3.12m)

Triple aspect room with double glazed patio doors to the side elevation.

Kitchen - 12'9" x 7'10" (3.89m x 2.4m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap, recess for cooker, space and plumbing for washing machine, space for under counter fridge. Window to front elevation. Door to Garage.

Bedroom 1 - 12' x 12' (3.66m x 3.66m)

Spacious double bedroom with window to rear elevation overlooking the gardens. Fitted bedroom furniture.

Ensuite - 8'8" x 3' (2.64m x 0.91m)

Enclosed shower cubicle with mains fed shower over, low flush WC.

Bedroom 2 - 7'10" x 10'10" (2.4m x 3.3m)

Double bedroom with window to the front elevation.

Bedroom 3 - 7'7" x 6'6" (2.3m x 1.98m)

Window to front elevation.

Bathroom - 7'10" x 6'8" (2.4m x 2.03m)

Enclosed panel bath with shower attachment, pedestal wash hand basin, WC and window to the side elevation.

Garage - 9'8" x 21'1" (2.95m x 6.43m)

Up and over vehicle entrance door. Pedestrian door and window to the rear elevation. Power and light connected. Wall mounted gas combi boiler.

Outside - Front gardens laid to lawn with paved driveway providing off road parking for one vehicle and access to garage. The property occupies a corner plot with gardens on either side of the residence one set up as a vegetable garden with the other side laid to lawn boasting a variety of mature shrubs and trees. At the rear of the residence is a large paved patio area providing an ideal spot for al fresco dining.

Services - Mains electric, gas, water and drainage.

Council Tax - Band D.

EPC - Rating E.



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Have a property to sell or let?

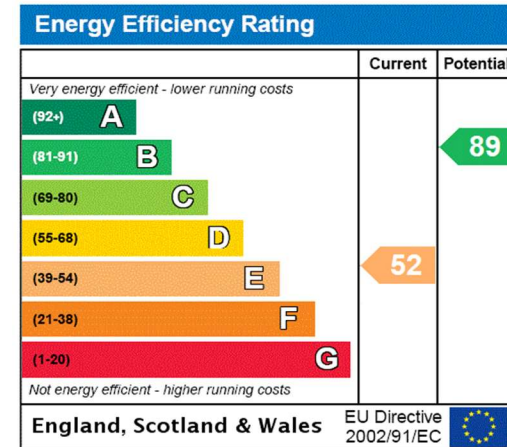
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Directions

From Bude town centre, proceed out of the town along Golf House Road towards Poughill, and turn right at Flexbury Church keeping the golf course on the right hand side. Take the second right hand turning into East Fairholme Road and continue towards the end of the road whereupon Melliards Way will be found straight ahead and number 11 will be found at the end of the cul de sac.



Mobile Coverage		Broadband	
EE	●	Basic	12 Mbps
Vodafone	●	Superfast	52 Mbps
Three	●		
O2	●		