



Bond
Oxborough
Phillips

Changing Lifestyles

1 Penfound Gardens
Bude
Cornwall
EX23 8FF

Asking Price: £285,000 Freehold



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1 Penfound Gardens, Bude, Cornwall, EX23 8FF



- SEMI-DETACHED
- 3 BEDROOMS (1 ENSUITE)
- ALLOCATED PARKING
- FRONT AND REAR ENCLOSED GARDEN
- SOUGHT AFTER LOCATION
- EARLY VIEWING RECOMMENDED
- EPC RATING – C
- COUNCIL TAX BAND C



An exciting opportunity to acquire this 3 bedroom, 1 ensuite, semi-detached home in a sought after and convenient location being a short walk from the local schools, amenities and beaches. The property benefits from gas fired central heating with double glazed windows throughout and briefly comprises of kitchen/diner, living room, WC, 3 bedrooms one with ensuite and a family bathroom. The outside of the property offers enclosed front and rear gardens and 1 allocated parking space. EPC Rating - C. Council Tax Band - C.



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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 living room, kitchen/diner, WC and stairs to the first floor landing.

Living Room - 15'8" x 12'2" (4.78m x 3.7m)
This light and airy room benefits from a double aspect with a window and patio doors to the rear elevation and a further window to the front elevation. Ample space for large family suite. Door to under stairs cupboard.

Kitchen/Diner - 13'7" x 11'10" (4.14m x 3.6m)
This modern kitchen/diner benefits from a range of base and wall units with laminate roll worktops over incorporating a ceramic sink/drain unit with mixer tap. Integrated oven with 4 ring gas hob above and extractor hood over. Space for dishwasher and fridge freezer. Wall

mounted combination boiler. Ample space for large dining table. Storage cupboard with plumbing for washing machine. Two windows to the side and rear elevation. Door to rear elevation leading onto the garden.

WC - 6'2" x 3'2" (1.88m x 0.97m)
Comprising a low level WC with wall mounted hand wash basin. Frosted window to the front elevation.

First Floor Landing - Doors to 3 bedrooms and bathroom. Storage cupboard.

Bedroom 1 - 11' x 10'5" (3.35m x 3.18m)
Window to front elevation. Door to ensuite.

Ensuite - 6' x 4'10" (1.83m x 1.47m)
Comprising a shower cubicle with mains fed shower, low level WC, and wall mounted hand wash basin. Extractor fan.

Bedroom 2 - 12'4" x 8'7" (3.76m x 2.62m)
Two windows to the front elevation. Storage cupboard over stairs.

Bedroom 3 - 8'10" x 8'3" (2.7m x 2.51m)
Window to the rear elevation.

Bathroom - 7'2" x 6'4" (2.18m x 1.93m)
This 3 piece suite comprises an enclosed panel bath with mains fed waterfall shower over, low level WC and vanity unit with hand wash basin above. Frosted window to the rear elevation. Chrome heated towel rail.

Outside - The front of the property is approached via a private enclosed garden. The front garden is mainly laid to lawn with two decked areas providing the perfect space for alfresco dining. To the rear of the property is 1 allocated parking space and pedestrian access into the rear garden. The rear garden benefits from being terraced with two large patios and space for large timber shed.

Services - Mains gas, electric, water and drainage.

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Total area: approx. 79.2 sq. metres (852.3 sq. feet)

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

Directions

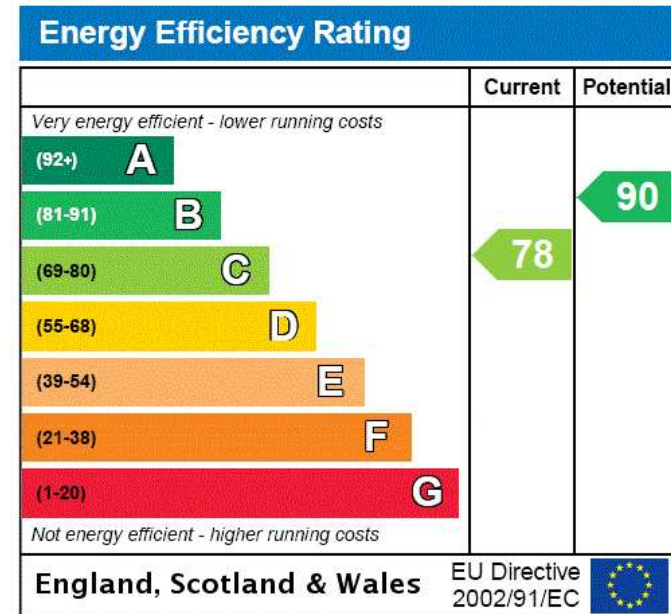
From Bude Town Centre proceed out of the town towards Stratton and upon reaching the roundabout by Morrisons turn left. Continue past the entrance to Morrisons and follow the road around to the left and turn right into Bartlett Avenue. Continue along this road which leads to Penfound Gardens whereupon number 1 will be found on the right hand side with a Bond Oxborough Phillips For Sale sign clearly displayed.

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.



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