



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Cleave Crescent  
Woodford  
Bude  
Cornwall  
EX23 9JH

**Asking Price: £235,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

9 Cleave Crescent, Woodford, Bude, Cornwall, EX23 9JH



- 2 BEDROOM TERRACED HOUSE
- WELL PRESENTED
- REAR ENCLOSED GARDENS
- FANTASTIC RURAL VIEWS
- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY
- COMMUNAL PARKING
- DOUBLE GLAZING THROUGHOUT
- GARAGE IN NEARBY BLOCK
- EPC RATING E
- COUNCIL TAX BAND TBA



**A rare opportunity to acquire this spacious and well presented 2 bedroom mid-terrace house located only a short drive away from the North Cornish coast and local beauty spots. The property benefits from double glazed windows throughout, electric heating, rear enclosed garden with fantastic views over the valley, communal parking and garage. The residence briefly comprises an entrance porch, kitchen, lounge/dining area, 2 double bedrooms, shower room, separate WC and two outside stores. The property would ideally suit those looking for investment whilst equally appealing to first time buyers.**



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## Changing Lifestyles

The property enjoys a pleasant and desirable location in this peaceful rural hamlet of Woodford lying within the rural and coastal parish of Morwenstow with its outstanding St Marks CE Primary School which has a fantastic reputation in the local area. Other places of interest include places of worship, local pub and recreational facilities. The rugged North Cornish coastline is close by and is famed for its many areas of outstanding natural beauty and popular bathing beaches, whilst the popular coastal town of Bude which supports a comprehensive range of shopping, schooling and recreational facilities lies some 7 miles distant. The bustling market town of Holsworthy lies some 12 miles inland and the port and market town of Bideford lies some 20 miles in a north easterly direction and provides a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

**Entrance Porch** - 6'2" x 6'2" (1.88m x 1.88m)  
Window to front elevation. UPVC door to entrance hall.

**Entrance Hall** - Stairs to first floor landing. Under stairs storage cupboard. Doors to lounge/dining area and kitchen.

**Lounge/Dining Area** - 19'10" x 12'7" (6.05m x 3.84m)

This light and airy room benefits from a dual aspect with large bay window to the front elevation and further window to the rear elevation enjoying views over the garden and nearby countryside. Fireplace with slate hearth housing a wood burning stove. Ample space for large suite and family dining table.

**Kitchen** - 9'9" x 8'1" (2.97m x 2.46m)

Comprising a range of base and wall units with laminate square edge worktops over incorporating a composite sink/drainage unit with mixer tap. Freestanding cooker with hob above an extractor hood over, under counter fridge and washing machine. Window and door to rear elevation.

**First Floor Landing** - Doors to bedrooms, shower room and separate WC. Loft hatch.

**Bedroom 1** - 17'9" x 8'9" (5.4m x 2.67m)

Windows to the front elevation. Double built in wardrobe and two further single built-in wardrobes.

**Bedroom 2** - 13'4" x 8'10" (4.06m x 2.7m)

Window to rear elevation offering far reaching countryside views. Airing cupboard housing immersion tank.

**Shower Room** - 5'6" x 4'7" (1.68m x 1.4m)

This modern shower room comprises an enclosed shower cubicle with electric shower over and pedestal hand wash basin. Frosted window to rear elevation. Wall mounted heater.

**WC** - 5'6" x 2'7" (1.68m x 0.79m)

Low level WC. Frosted window to rear elevation.

**Store Room** - 7'2" x 5'7" (2.18m x 1.7m)

Wooden entrance door to side elevation and window to the rear elevation. Light and power connected.

**Store** - 5'7" x 3' (1.7m x 0.91m)

Light and power connected.

**Garage** - The garage is located in a block to the left-hand side of the property with the number 9 clearly labelled on the garage door. Up and over garage door to the front elevation.

**Outside** - To the front of the property is a communal parking area providing off-road parking and access to a garage located in a nearby block. To the left hand side of the property is a shared alley providing access to the rear garden. The rear garden is principally laid to lawn with fences bordering and a raised patio enjoying breathtaking views over the surrounding countryside. Doors to two outside stores.

**Services** - Mains electric and water. Private drainage. Electric heating throughout.

**EPC Rating** - E

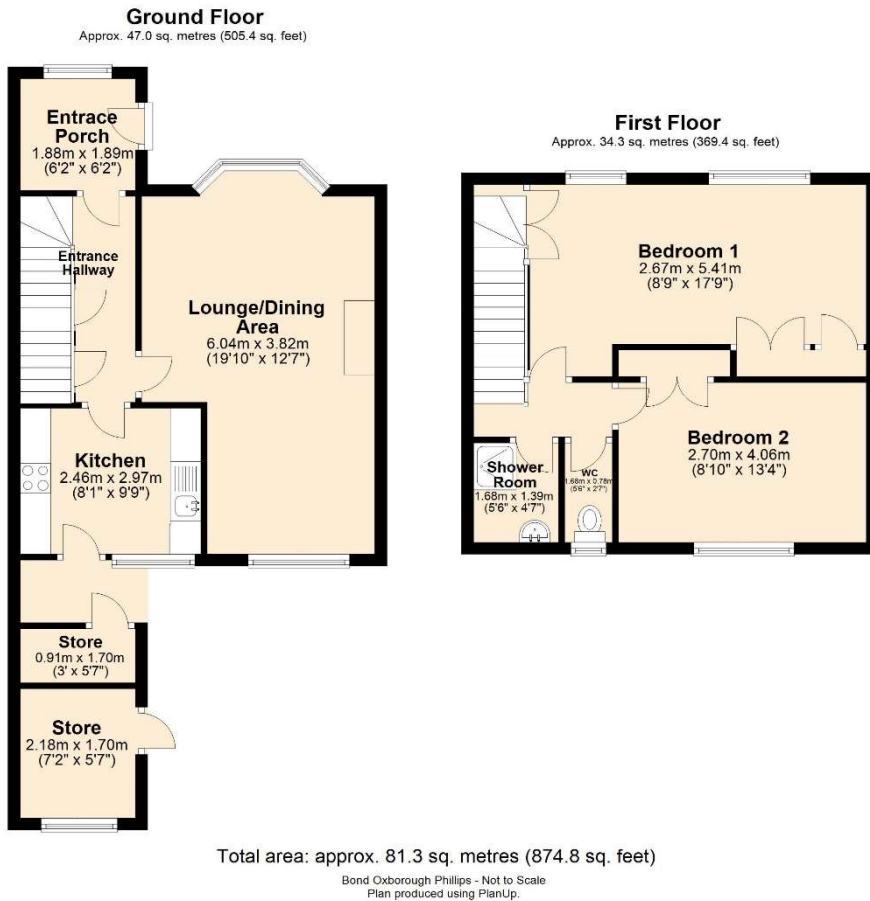
**Council Tax Band** - The property is currently being used as a holiday let however the current vendors have advised it was previously rated a B.



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From Bude town centre proceed out of the town towards Poughill, proceed through the village and upon reaching Inches Shop turn left towards Stibb. Continue for approximately 2 miles and upon reaching Stibb turn left towards Duckpool. Proceed down the hill passing through Duckpool and up the steep hill the opposite side, continue past GCHQ take the second right hand turning into Cleave Crescent whereupon number 9 will be found on the right hand side.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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	

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