



Bond
Oxborough
Phillips

Changing Lifestyles

9 Fairfield Road
Bude
Cornwall
EX23 8DH

Asking Price: £375,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

9 Fairfield Road, Bude, Cornwall, EX23 8DH



- 3 BEDROOMS
- END OF TERRACE
- SUPERB MODERN KITCHEN
- USEFUL LOFT ROOM
- LOW MAINTENANCE FRONT AND REAR GARDENS
- WALKING DISTANCE OF TOWN CENTRE, CANAL AND LOCAL BEACHES
- WELL SUITED AS A FAMILY RESIDENCE OR EQUALLY AS A SECOND HOME/INVESTMENT OPPORTUNITY
- EPC: D
- COUNCIL TAX BAND: B



An opportunity to acquire a well presented 3 bedroom town house offering comfortable accommodation throughout and enjoying a convenient location close to the town centre and beaches. The residence benefits from the distinct advantage of double glazed windows complemented by gas fired central heating, with low maintenance front and enclosed rear gardens. The property is well suited as a second home/ investment opportunity whilst equally appealing as a family home.



Changing Lifestyles

01288 355 066
bude@boproperty.com

9 Fairfield Road, Bude, Cornwall, EX23 8DH

Fairfield Road enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies within 10 miles inland while the port and market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 11'2" x 5'11" (3.4m x 1.8m)

Staircase leading to first floor landing. Doors to living room and kitchen/diner.

Living Room - 13'4" x 11'7" (4.06m x 3.53m)

This light and airy room benefits from a large bay window to front elevation and offers ample space for family suite.

Kitchen/Diner - 17'7" x 11'1" (5.36m x 3.38m)

A superb fitted kitchen comprising a range of base, wall mounted units and breakfast bar with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer taps. Built in 5 ring gas hob, high level double oven recess for tall fridge freezer. Door to boiler room/store. Double glazed french doors and window to rear. Door to:

WC - 8'7" x 3'1" (2.62m x 0.94m)

Low level WC, wash hand basin and window to side elevation.

First Floor Landing - 8'10" x 2'11" (2.7m x 0.9m)

Staircase leading to Loft Room.

Bedroom 1 - 11'1" x 9'8" (3.38m x 2.95m)

Double bedroom with a window to the rear elevation. Storage cupboard.

Bedroom 2 - 11'2" x 9'1" (3.4m x 2.77m)

Double bedroom with built in wardrobes and window to front elevation.

Bedroom 3 - 8'4" x 7' (2.54m x 2.13m)

Window to front elevation.

Bathroom - 9'5" x 5'11" (2.87m x 1.8m)

Enclosed panel bath with mains fed shower over, low level WC, pedestal wash hand basin, heated towel rail and frosted window to rear elevation.

Loft Room - 15'8" x 10'8" (4.78m x 3.25m)

Twin Velux skylight windows.

Outbuilding/Utility Room - 10'2" x 7' (3.1m x 2.13m)

Space and plumbing for washing machine and tumble dryer. Window to side elevation.

Outside - Enclosed walled front gardens with a pedestrian access to the side of the property leading to the enclosed rear gardens comprising a timber decked seating area providing an ideal spot for alfresco dining. Useful outbuilding/Utility Room. Outside Shower.

Services - Mains gas, electric, water and drainage.

EPC Rating - D

Council Tax Band - B

Changing Lifestyles



Changing Lifestyles

01288 355 066
bude@bopproperty.com

9 Fairfield Road, Bude, Cornwall, EX23 8DH



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

By foot from our Bond Oxborough Phillips office proceed along Queen Street towards Lansdown Road, turn left then immediately right into Broadclose Hill. Take the next right hand turning into Bramble Hill which leads into Fairfield road, whereupon Number 9 will be found on the left hand side.

