



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Westby Road  
Bude  
Cornwall  
EX23 8DE

**Asking Price: £475,000 Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**

10 Westby Road, Bude, Cornwall, EX23 8DE



- DETACHED HOUSE
- 4 BEDROOMS (1 EN-SUITE)
- IMMACULATEDLY PRESENTED THROUGHOUT
- WALKING DISTANCE OF BEACHES AND COAST PATH
- TOWN CENTRE LOCATION
- OFF ROAD PARKING
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- EPC RATING C
- COUNCIL TAX BAND TBA



**An exciting opportunity to acquire this 4 bedroom (1-en-suite) detached house situated in a sought after location, close to the popular town centre and beaches. The property would make a great family home whilst equally suiting as an attractive second home/ investment. Driveway providing off road parking and enclosed rear garden. EPC Rating C.**



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# Changing Lifestyles

**The property enjoys a superb location in this sought after residential area, close to the town centre. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities and lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities. The bustling market town of Holsworthy lies some 10 miles inland and the port and market town of Bideford is some 28 miles in a North Easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 Motorway. The cathedral city of Exeter with intercity railway network, airport and motorway links is some 50 miles.**

**Entrance Hall** - Staircase leading to first floor landing. Door leading to Living Room.

**Living Room** - Ample space for a matching suite. Feature fireplace with stone surround and slate hearth housing electric fireplace. Window to front elevation.

**Kitchen/ Dining area** - Modern fitted kitchen comprising a range of base and wall mounted units with Quartz work surfaces incorporating inset 1 ½ stainless steel drainer unit with "flexi" mixer tap over and waste disposal unit, 5 ring electric hob with extractor hood over and double oven. Integrated 'Miele' dishwasher and under counter fridge. Understairs larder cupboard. Ample space for dining table and chairs. Sliding patio doors opening out to enclosed garden. Window to rear elevation.

**Shower Room** - Enclosed shower with mains fed drench shower over, wall hung vanity unit with inset

sink unit, concealed cistern WC. Frosted window to rear elevation. Heated towel rail. Extractor fan.

**Utility Room** - Space for washing machine and dryer. Cupboard housing boiler.

**Bedroom 4** - Double bedroom with window to front elevation.

**First Floor Landing** - Doors to bedrooms, bathroom and airing cupboard.

**Bedroom 1** - Spacious double bedroom with window to front elevation. Door leading to:

**En-suite** - Enclosed shower cubicle with mains fed drench shower over, wall hung vanity unit with inset sink unit, concealed cistern WC. Heated towel rail. Extractor fan. Frosted window to rear elevation.

**Bedroom 2** - Double bedroom with window to front elevation.

**Bedroom 3** - Double bedroom with window to rear elevation.

**Bathroom** - Enclosed panel bath with mains fed drench shower over, pedestal hand wash basin and concealed cistern WC. Heated towel rail. Frosted window to rear elevation.

**Outside** - To the front of the property there is a bricked paved off road parking area. Paved pathway leads to a gate providing pedestrian access to the enclosed garden, partially laid to lawn enjoying a sunny south westerly aspect. Boarded by panel fencing. Useful detached Workshop/shed and built in store with power connected.

**EPC** - Rating C.

**Council Tax Band** - TBA.



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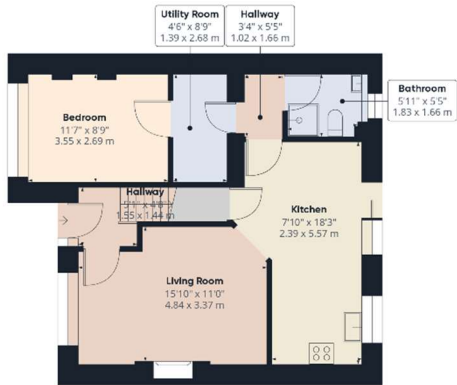


## Have a property to sell or let?

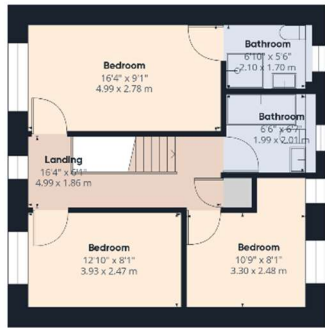
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Floor 0



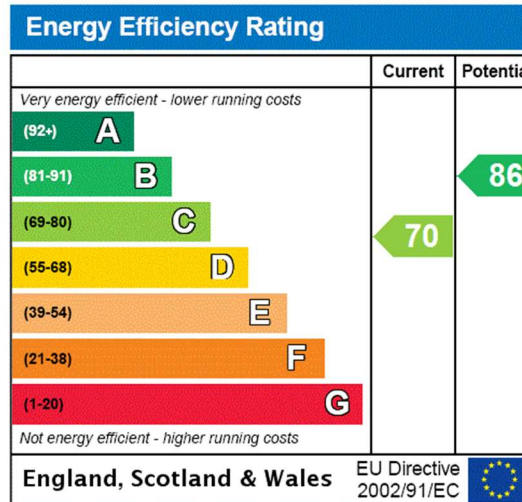
Floor 1

Approximate total area\*  
1117.88 ft<sup>2</sup>  
103.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Broadband

Basic	19 Mbps
Superfast	80 Mbps
Ultrafast	1000 Mbps

### Mobile Coverage

EE	
Vodafone	
Three	
O2	

### Satellite / Fibre TV Availability

BT	
Sky	
Virgin	

## Directions

From Bude town centre proceed on foot to the top of Lansdown Road and turn into Broadclose Hill. Proceed up the hill and take the second right hand turning into Carteret Road which leads into Westby Road, after passing Blanchminster Road turn right into the next cul-de-sac whereupon no. 10 will be found straight ahead.