

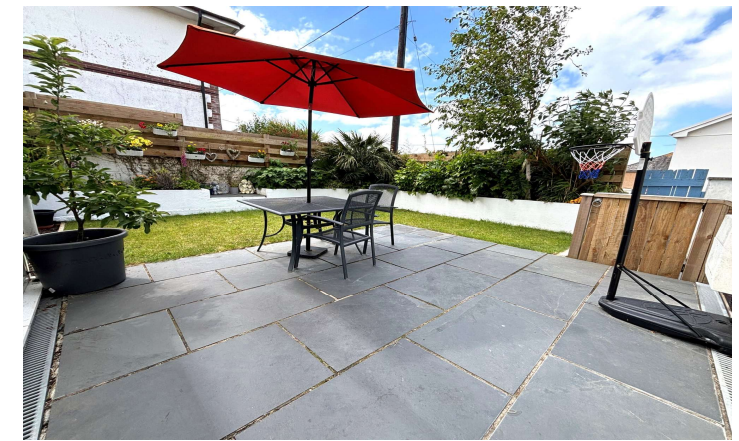


Bond
Oxborough
Phillips

Changing Lifestyles

16 Valley Road
Bude
Cornwall
EX23 8ER

Asking Price: £440,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

16 Valley Road, Bude, Cornwall, EX23 8ER

- 3/4 BEDROOMS
- 2 RECEPTION ROOMS
- SEMI DETACHED
- SOUGHT AFTER RESIDENTIAL AREA
- CLOSE TO TOWN CENTRE AND BEACHES
- FRONT AND ENCLOSED REAR GARDENS
- OFF ROAD PARKING
- DETACHED GARAGE
- EPC: C
- COUNCIL TAX BAND: D



An opportunity to acquire this immaculately presented 3/4 bedroom, semi detached house in this popular residential location being a short walk to the local beaches, canal and town centre.

The property offers versatile accommodation throughout with the distinct advantage of double glazed windows complemented by gas fired central heating. Front and rear enclosed gardens, entrance driveway providing ample off road parking. Detached garage/workshop.



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The property enjoys a pleasant and convenient location situated in this desirable residential area and lying within walking distance of the town centre and all its amenities including a comprehensive range of shopping, schooling and recreational facilities together with its three local sandy bathing beaches, 18 hole links golf course and fully equipped leisure centre. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty, popular surfing beaches providing a whole host of water sport and leisure activities together with many breathtaking cliff top walks etc. The popular market town of Holsworthy lies some 10 miles inland, while the Port 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 Porch - 1'8" x 4'3" (0.5m x 1.3m)

Hallway - 14'5" x 9' (4.4m x 2.74m)

Staircase to first floor. Under stair storage. Window to front elevation.

Kitchen - 11'11" x 11'11" (3.63m x 3.63m)

A superbly presented kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a stainless steel 'Franke' 1 1/2 bowl sink unit with mixer taps. Recess for gas range cooker with extractor system over. Space for fridge freezer, integrated dishwasher. Bay window to front elevation.

Dining Room - 9'4" x 9' (2.84m x 2.74m)

Space for dining table and chairs. Double glazed French doors.

Living Room - 13'10" x 12' (4.22m x 3.66m)

Fitted log burner. Double glazed French doors to:

Conservatory - 12'2" x 10'5" (3.7m x 3.18m)

Double glazed French doors. Windows overlooking garden.

WC - 5'11" x 5'6" (1.8m x 1.68m)

Wash hand basin, low flush WC. Space and plumbing for washing machine. Under stair cupboard housing the boiler. Window to side elevation.

First Floor Landing - 9'10" x 3'5" (3m x 1.04m)

Doors to bedrooms and bathroom.

Bedroom 1 - 13'10" x 12' (4.22m x 3.66m)

Double bedroom with window to rear elevation.

Bedroom 2 - 11'11" x 12' (3.63m x 3.66m)

Double bedroom with bay window to front elevation.

Bedroom 3 - 6'2" x 9' (1.88m x 2.74m)

Windows to front and rear elevation.

Bedroom 4 - 6'9" x 9'1" (2.06m x 2.77m)

Windows to rear and side elevation.

Garage - 19'3" x 9'1" (5.87m x 2.77m)

Up and over vehicle entrance door. Power and light connected.

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Outside - The property approached via an entrance driveway providing ample off-road parking and access to the detached garage. Pedestrian access to side leading to rear gardens. This enclosed garden is mainly laid to lawn with a generous sized patio area perfect for al fresco dining, raised bed boarding with mature shrubs.

Council Tax Band - D.

EPC Rating - C

Agents Note - Planning permission has been granted under application PA23/04282 via Cornwall Council for the erection of a Single-storey extension to rear of property for the uses of a bedroom and wet room.

Mobile Coverage		Broadband	
EE	●	Basic	16 Mbps
Vodafone	●	Superfast	73 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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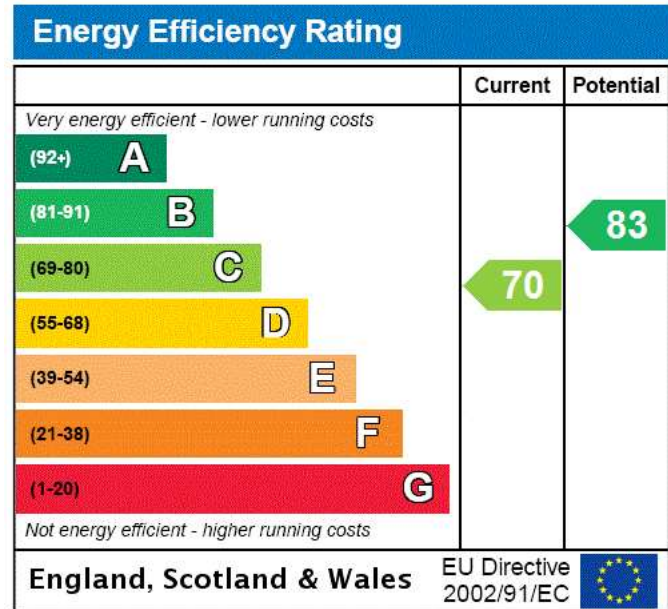


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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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



Directions

From Bude town centre proceed out of town along The Strand and at the mini roundabout turn left. Proceed along this road and take the second turning on the left into Valley Road whereupon number 16 will be found within a short distance on the right hand side with a Bond Oxborough Phillips sign clearly visible.

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