



Bond
Oxborough
Phillips

Changing Lifestyles

44 Petherick Road
Bude
Cornwall
EX23 8SQ

Asking Price: £475,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

44 Petherick Road, Bude, Cornwall, EX23 8SQ



- WELL PRESENTED DETACHED BUNGALOW
- 3 BEDROOM
- SHORT WALK TO THE BEACH
- FRONT AND LARGE REAR GARDENS
- AMPLE OFF ROAD PARKING
- DETACHED GARAGE
- CLOSE TO THE TOWN CENTRE & LOCAL AMENITIES
- NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND: C



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Situated in this highly desirable location being a short walk to the town centre and beaches we are proud to present this 3 bedroom detached bungalow to the open market. The property offers well presented accommodation throughout, with generous enclosed rear garden, an entrance driveway providing ample off road parking and detached garage. Available with no onward chain. EPC D. Council Tax Band C.

The property enjoys a most desirable position in a sought after residential area within this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. The bustling market town of Holsworthy lies some 10 miles inland whilst 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 Porch/Sun Room - 9'11" x 8'3" (3.02m x 2.51m)

Entrance Hall - Built in airing cupboard.

Living Room - 20'6" x 11'4" (6.25m x 3.45m)

A light and airy dual aspect reception room with feature fireplace.

Kitchen/Diner - 15' x 9'6" (4.57m x 2.9m)

A superb fitted kitchen comprising a range of base mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer taps, 4 ring electric hob with extractor hood over, built in double oven, integrated washing machine and dishwasher. Useful built in cupboards with one housing the wall mounted gas combi boiler. Space for tall fridge freezer. Window and door to side elevation.

Bedroom 1 - 16'1" x 9'10" (4.9m x 3m)

Double Bedroom with built in cupboard and window to rear elevation.

Bedroom 2 - 14'8" x 9'10" (4.47m x 3m)

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

Bedroom 3 - 11'7" x 10'4" (3.53m x 3.15m)

Double bedroom with internal window to front elevation.

Shower Room - 9'9" x 4'10" (2.97m x 1.47m)

Enclosed double shower with Mira shower over, vanity unit with inset wash hand basin and window to side elevation.

WC - 6'9" x 2'8" (2.06m x 0.81m)

Low flush WC.

Outside - Entrance driveway leading to garage, front garden and path leading to generous rear garden being principally laid to lawn and enjoying views over surrounding hinterland. Useful timber framed shed.

Detached Garage - 18'9" x 8'5" (5.72m x 2.57m)

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

Services - Mains electric, gas, water and drainage.

Council Tax - Band C

EPC - Rating D



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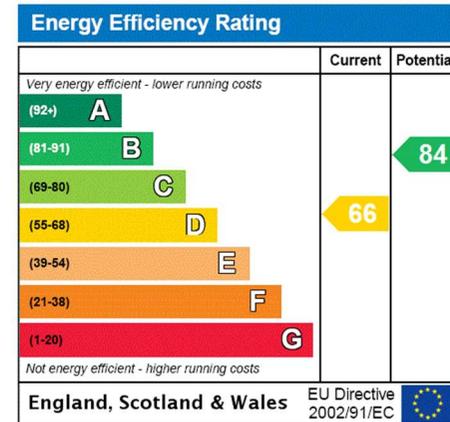


Have a property to sell or let?

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.



Directions

From Bude town centre, proceed up Belle Vue and take the left hand turning towards Crooklets passing Sainsburys supermarket on the left hand side. Take the next right hand turning through the Golf Course and upon reaching Downs View turn right and immediately left into Ocean View Road. Take the next turning on the left hand side into West Park Road, follow to the top of the road whereupon the property will be found straight ahead of you.

