



Cobblestone
Cottage
26 King Street
Bude
Cornwall
EX23 8ED

Asking Price: £335,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Cobblestone Cottage, 26 King Street, Bude, Cornwall, EX23 8ED



- 2 BEDROOM
- TERRACED CHARACTER COTTAGE
- SUPERBLY PRESENTED THROUGHOUT
- WALKING DISTANCE OF TOWN CENTRE AND LOCAL BEACHES
- WELL SUITED AS A HOLIDAY LET/SECOND HOME
- VIRTUAL TOUR ALSO AVAILABLE UPON REQUEST
- FURNITURE AND CONTENTS AVAILABLE BY SEPARATE NEGOTIATION
- EPC: C
- COUNCIL TAX BAND: TBA



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An opportunity to acquire this superbly presented 2 bedroom terraced character cottage, situated within walking distance of the town centre and local beaches. The residence is currently used as an attractive holiday let/second home whilst equally appealing as a comfortable home with a pleasant outlook over Bude and to the sea beyond from the first floor rear elevation. Rear enclosed courtyard garden and useful utility room. Virtual tour also available upon request.

The property enjoys a most convenient central location within this popular coastal town supporting a comprehensive range of shopping schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town of Bude lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top and coastal walks etc. The bustling market town of Bude lies some 10 miles inland, whilst 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.

Lounge/Dining Room - 21'1" x 9'4" (6.43m x 2.84m)

A pleasant reception room with wooden sash window to front elevation, wall mounted electric fireplace, ample space for dining table and chairs and staircase leading to first floor.

Kitchen - 10'1" x 9'3" (3.07m x 2.82m)

A fitted kitchen comprising a range of base and wall mounted units with granite worksurfaces over incorporating inset stainless steel sink with drainer cut grooves, recess for range cooker with extractor hood over, space for fridge freezer, space and plumbing for dishwasher. Double glazed window to rear elevation. Door to:

Rear Porch - 4'6" x 3'9" (1.37m x 1.14m)

Upvc double glazed door to garden and leading to Utility Room.

WC - 4'6" x 2'11" (1.37m x 0.9m)

Low flush WC, wall hung wash hand basin.

Utility Room - 7'8" x 4'7" (2.34m x 1.4m)

Wall hung wash hand basin, space and plumbing for washing machine, space for tumble dryer.

First Floor Landing

Bedroom 1 - 10'2" x 9'4" (3.1m x 2.84m)

Double bedroom with Upvc double glazed window to rear elevation enjoying a pleasant outlook over Bude with views across to the sea. Built in storage cupboard housing wall mounted combi gas boiler.

Bedroom 2 - 9'11" x 9'6" (3.02m x 2.9m)

Double bedroom with wooden sash window to front elevation.

Shower Room - 7'11" x 2'5" (2.41m x 0.74m)

Low flush WC, pedestal wash hand basin, Tiled double shower enclosure with mains fed shower and ceiling mounted 'Drench' shower over. Built in over stair storage cupboard.

Outside - Enclosed courtyard garden to rear with patio seating area perfect for al fresco dining with flower bed borders and pedestrian gated access to rear.

Services - Mains gas, electric, water and drainage.

EPC - Rating C

Council Tax - Currently on business rates due to being holiday let. Band TBA.

Agents Note - Furniture and contents are available by separate negotiation.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From the Bude office proceed by foot along Queen Street heading towards Lansdown Road and upon reaching the junction head straight over into King Street whereupon number Cobblestone Cottage Number 26 will be found on the right hand side.