



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

16 Coast View  
Bude  
Cornwall  
EX23 8AG

**Asking Price: £280,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

16 Coast View, Bude, Cornwall, EX23 8AG



- 3 BEDROOMS
- SEMI DETACHED HOUSE
- REQUIRING SOME MODERNISATION
- SPACIOUS ACCOMMODATION
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO SCHOOLS AND LOCAL AMENITIES
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND B



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**An exciting opportunity to acquire this 3 bedroom semi-detached property requiring some modernisation located in a convenient location being only a short walk from local schools, amenities and beaches. The property offers off road parking, enclosed rear garden and gas central heating. EPC Rating D. Council tax band B.**

**Enjoying a convenient location situated within walking distance of the centre of this popular coastal town which supports a useful and comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many areas of outstanding natural beauty and popular bathing beaches, with the local sandy 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 a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple Tiverton and the M5 motorway network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.**

**Entrance Hall** - Staircase leading to first floor landing with built in under stair cupboard.

**Living Room** - 13'2" x 13' (4.01m x 3.96m)  
Feature fireplace, double glazed sliding doors to:

**Conservatory** - 10'10" x 8'1" (3.3m x 2.46m)  
Double glazed windows and sliding door to rear enclosed gardens.

**Kitchen/Breakfast Room** - 18'10" x 8'1" (5.74m x 2.46m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with modern mixer tap, 4 ring Bosch Hob with extractor hood over, built in high level Bosch double oven/grill combi, integrated Hotpoint dishwasher, space and plumbing for washing machine. Space for Breakfast table and chairs with double glazed French doors to rear elevation and window to front.

**First Floor Landing** - Window to front elevation.

**Bedroom 1** - 13'2" x 11'4" (4.01m x 3.45m)

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

**Bedroom 2** - 12'2" x 8'1" (3.7m x 2.46m)

Double bedroom with window to rear elevation.

**Bedroom 3** - 10'1" x 7'4" (3.07m x 2.24m)

Window to front elevation.

**Shower Room** - 6'5" x 5'1" (1.96m x 1.55m)

Enclosed shower cubicle with electric Triton shower over, pedestal wash hand basin, low flush WC, window to front elevation.

**Outside** - To the front of the property there is ample off road parking. Enclosed rear garden principally laid to lawn with a variety of trees and shrubs. A decking area adjoins the rear of the property.

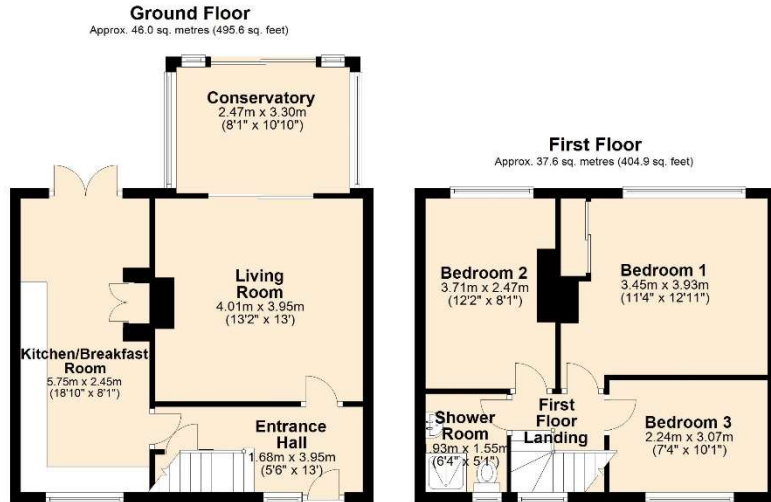
**Agents Note** - We are also marketing the adjoining plot of land for £128,500 which has planning permission granted under application number PA23/07350 | Demolish existing garage / store building and construct a detached dwelling | Land Adj 16 Coast View Stratton Road Bude Cornwall EX23 8AG. Contact Bond Oxborough Phillips for further details.

**Services** - Mains gas, electric, water and drainage.

**EPC** - Rating D

**Council Tax** - Band B





Total area: approx. 83.7 sq. metres (900.5 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanLip.

## Directions

From Bude town centre proceed out of the town towards Stratton passing the roundabout at Morrison's supermarket and into Coast View, continue along this road for a short distance whereupon the property can be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

## 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	