



Bond
Oxborough
Phillips

Changing Lifestyles

Mildene
Leverlake Road
Widemouth Bay
Bude
EX23 0AB

Asking Price: £525,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

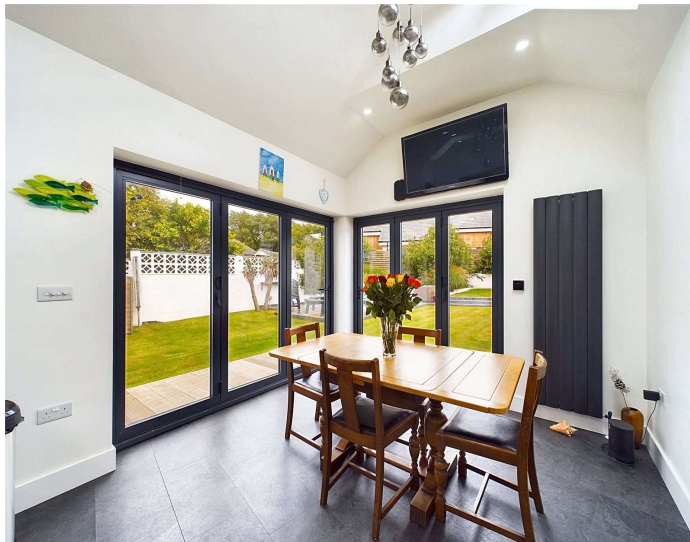
Mildene, Leverlake Road, Widemouth Bay, Bude, EX23 0AB



- 2 BEDROOMS WITH LOFT ROOM
- SUPERBLY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- SPACIOUS LIVING ACCOMMODATION
- GENEROUS FRONT AND ENCLOSED REAR GARDENS
- DRIVEWAY AND GARAGE.
- SHORT WALK FROM WIDEMOUTH BAY BEACH AND CAFE'S/RESTAURANTS
- EPC - TBC
- COUNCIL TAX BAND B



A superbly presented 2 bedroom semi detached residence offering deceptively spacious and versatile accommodation. Occupying a generous plot situated only a short walk to the local surfing beach the property would be perfect as a main residence whilst equally appealing as a second home/investment property. Extensive entrance driveway providing ample off road parking, garage and large front and enclosed rear gardens.



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Mildene is located within a short walk of the sandy bathing beaches of Widemouth Bay alongside popular eating destinations including The Bay View Inn, The Beachhouse, Widemouth Bay Cafe, Black Rock Cafe and the Widemouth Manor. It is set amidst the rugged North Cornish coastline, famed for its many nearby areas of outstanding natural beauty and popular beaches which provide a whole host of water sports and leisure activities together with its many breathtaking cliff top coastal walks. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schools, and recreational facilities together with its 18 hole links golf course, and fully equipped leisure centre. The bustling market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 30 miles in the north easterly direction providing convenient access to the A39 North Devon linkroad which connects in turn to Barnstaple, Tiverton, and the M5 motorway.



Property Description

Living Room - 17'3" x 12'1" (5.26m x 3.68m)

Generous reception room with bi fold doors to front elevation enjoying far reaching views across open countryside.

Inner Hall

Kitchen/Dining Room - 34'6" x 8'10" (10.52m x 2.7m)

An impressive light and airy room with built in Velux Active skylight system and two sets of Bifold doors leading to the large enclosed rear gardens. Superb fitted kitchen comprising a range of base and wall mounted units with composite work surfaces over incorporating inset sink with modern mixer tap and cut drainer grooves. Integrated Neff appliances include 4 ring induction hob with extractor hood over, oven and microwave. Recess for American style fridge freezer, space and plumbing for washing machine and dishwasher. Built in airing cupboard housing pressurised hot water cylinder.

Shower Room - 6'8" x 6'6" (2.03m x 1.98m)

Enclosed double shower cubicle with mains fed drench shower over, vanity unit with inset wash hand basin, concealed cistern WC, wall mounted heated towel rail and opaque glazed window to rear elevation.

Bedroom 2 - 9'10" x 8' (3m x 2.44m)

Double bedroom with window to rear elevation.

Hallway - 12'1" x 8'2" (3.68m x 2.5m)

Staircase leading to loft room. Built in under stair storage cupboard. Window to side elevation.

Bedroom 1 - 11'9" x 11'1" (3.58m x 3.38m)

Double bedroom with fitted wardrobes and window to front elevation enjoying far reaching views over the surrounding countryside.

Loft Room - 17'9" x 12' (5.4m x 3.66m)

Built in under eaves storage cupboards. Fitted Velux skylights to front and rear elevation.

Outside - The property is approached via an entrance driveway providing ample vehicle parking and access to the garage. The dwelling benefits from a large front garden being principally laid to lawn with mature and established hedge border and fence. Pedestrian access to the side leads to the generous enclosed rear garden which has been beautifully landscaped with terraced seating areas providing an ideal spot for al fresco dining. Raised flower/vegetable beds with a variety of mature shrubs/trees.

Garage - 15'1" x 7'8" (4.6m x 2.34m)

Up and over vehicle entrance door. Power connected. Window to rear elevation.

EPC - Rating TBC

Council Tax - Band B

Services - Oil fired central heating. Mains electric, water and drainage.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, turn left into Leverlake road and proceed along this road for 0.2 miles whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

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We are here to help you find
and buy your new home...

34 Queen Street
Bude
Cornwall
EX23 8BB
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Email: bude@bopproperty.com

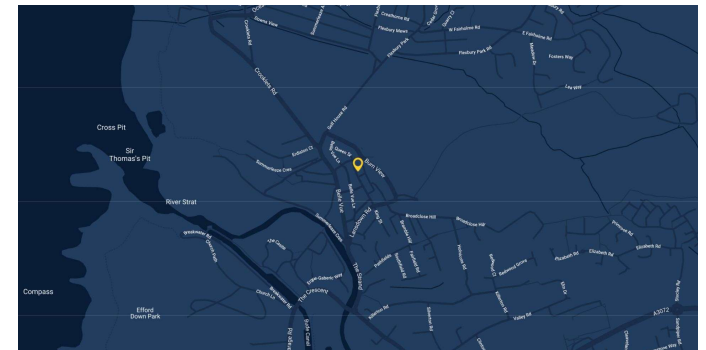
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