



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Cachette  
Brook Drive  
Bude  
Cornwall  
EX23 8NY

**Asking Price: £385,000 Freehold**



Changing Lifestyles

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bude@boproperty.com

Cachette, Brook Drive, Bude, Cornwall, EX23 8NY



- 3 BEDROOMS
- 1 ENSUITE
- DETACHED BUNGALOW
- LANDSCAPED GARDENS
- DETACHED GARAGE
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO THE TOWN CENTRE AND LOCAL BEACHES
- EPC: D
- COUNCIL TAX BAND: D



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An opportunity to acquire a 3 bedroom (1 ensuite) detached bungalow in this sought after cul-de-sac location being within a short walk to the town centre and local beaches. The residence offers well appointed accomodation throughout with detached garage, entrance driveway and low maintenance landscaped rear gardens. EPC rating D. Council Tax Band D.

Brook Drive is a very favoured and quiet residential cul-de-sac on the Flexbury side of Bude and is within walking distance of Crooklets Beach, the town centre, and golf course. Bude has a diverse range of shops including art galleries, clothing, boutiques, service stores, delicatessen, convenience stores, newsagents together with a Sainsbury's and within a few minutes drive a Morrisons. There are a whole range of recreational facilities including tennis, squash, golfing, indoor swimming and expanses of golden sandy beaches. Neighbouring towns include Holsworthy some 10 miles inland with its popular weekly market. Okehampton and Dartmoor is some 30 miles, whilst Launceston, Cornwall's Ancient Capital, is some 19 miles. The Cathedral and University City of Exeter with its intercity rail and motorway links is some 53 miles. The modern city centre of Plymouth is some 50 miles.

**Entrance Hall** - Built in airing cupboard.

**Living Room** - 14'9" x 13' (4.5m x 3.96m)

Light and airy dual aspect reception room with feature fireplace housing gas fire.

**Kitchen** - 10'8" x 9'10" (3.25m x 3m)

A fitted range of base and wall mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer tap, 4 ring gas hob with extractor hood over, built in double oven/grill, space and plumbing for washing machine, recess for tall fridge freezer. Door to side elevation.

**Bedroom 1** - 13'6" x 11'10" (4.11m x 3.6m)

Double bedroom with window and door to rear elevation.

**Ensuite** - 7'8" x 4' (2.34m x 1.22m)

Walk in shower with electric shower over, low flush WC, vanity unit with inset wash hand basin, heated towel rail, opaque glazed window to rear elevation.

**Bedroom 2** - 11'2" x 9'9" (3.4m x 2.97m)

Double bedroom with window to rear elevation.

**Bedroom 3** - 9'11" x 6'6" (3.02m x 1.98m)

Window to side elevation.

**Bathroom** - 9'9" x 5'11" (2.97m x 1.8m)

Enclosed P shaped bath with mixer taps and electric Triton shower over, vanity unit with inset wash hand basin, concealed cistern WC, heated towel rail, opaque glazed window to front elevation.

**Outside** - The front of the property is accessed by a private driveway providing off road parking. Access to rear garden via both sides of the property. The rear garden consists of patio with a terraced seating area perfect for al fresco dining and mature shrubs.

**Detached Garage** - 16'10" x 9'8" (5.13m x 2.95m)

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

**EPC** - Rating D

**Council Tax** - Band D

Mobile Coverage		Broadband	
EE	●	Basic	15 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

# Changing Lifestyles



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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

Proceed up Belle Vue in the centre of Bude and follow the road around into Golf House Road. Proceed down the hill with the golf course on either side and you will pass Flexbury Church. From the church carry on for approximately 400 yards towards Poughill, and Brook Drive will be found on your right hand side. Proceed into Brook Drive where after a short distance the property will be found on the left hand side with a Bond Oxborough Phillips board clearly displayed.

