



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

28 Pintail Close  
Bude  
Cornwall  
EX23 8FQ

**Asking Price: £375,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



28 Pintail Close, Bude, Cornwall, EX23 8FQ



- 3 BEDROOMS (1 ENSUITE)
- DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- REDESIGNED KITCHEN DINING LIVING SPACE
- DETACHED GARAGE
- OFF ROAD PARKING
- REAR ENCLOSED GARDEN
- REMAINDER OF 10 YEAR NHBC
- EPC: B
- COUNCIL TAX BAND: D



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**An opportunity to acquire this superbly presented, detached home in this most sought after and convenient new development being a short walk from the local schools, amenities and beaches. The property is immaculately presented throughout and benefits from gas fired central heating with double glazed windows. The property briefly comprises a redesigned kitchen dining area, living room, WC, 3 bedrooms one with en suite and a family bathroom. The outside of the property offers a generous enclosed rear garden, driveway providing off road parking with EV charger and converted garage boasting a home office and gym. The residence benefits from the remainder of a 10 year NHBC guarantee. EPC Rating B. Council Tax Band D.**

**The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its 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 coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.**

**Entrance Hall** - Staircase leading to first floor landing. Door to WC. Leads to:

**Kitchen Dining Area** - 18'4" x 8'11" (5.6m x 2.72m)

An impressive fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating inset stainless steel 1 1/2 sink drainer unit with 'Fohen' instant boiling water tap, built in 'Elica' 4 ring hob with Integrated Ventilation System, high level 'Neff' oven and 'Neff' microwave. Integrated appliances also include washing machine, dishwasher and fridge freezer. Breakfast bar and ample space for dining table and chairs with double glazed French doors to enclosed rear garden. Door to side elevation and window to rear.

**Living Room** - 14'11" x 11'2" (4.55m x 3.4m)

Light and airy reception room with bay window to front elevation.

**WC** - 5'9" x 3'1" (1.75m x 0.94m)

Concealed cistern WC, wash hand basin and window to front elevation.

**First Floor Landing** - Built in airing cupboard.

**Bedroom 1** - 14'11" (4.55) (Max) x 10'10" (3.3) (Max)

Generous double bedroom with built in wardrobe and bay window to front elevation.

**Ensuite Shower Room** - 7'5" x 4'11" (2.26m x 1.5m)

Double enclosed walk in shower with mains fed shower over, concealed cistern WC, wall hung wash hand basin, heated towel rail and window to front elevation.

**Bedroom 2** - 11'4" x 9'1" (3.45m x 2.77m)

Double bedroom with window to rear elevation.

**Bedroom 3** - 9'8" x 6'9" (2.95m x 2.06m)

Built in wardrobe and window to rear elevation.

**Bathroom** - 6'11" x 6'2" (2.1m x 1.88m)

Enclosed panel bath with mains fed shower over, concealed cistern WC, wall hung wash hand basin with heated towel rail.

## Changing Lifestyles

**Outside** - The front of the property provides off road parking and access to the detached garage with a pedestrian gate leading to the rear garden. The rear of the property offers a generous sized garden mainly laid to lawn with raised flower beds and a patio area perfect for al fresco dining.

**Home Office** - 8'1" x 8'1" (2.46m x 2.46m)

Fully insulated with double glazed French doors overlooking the rear garden and door to front.

**Gym** - 9' x 8'4" (2.74m x 2.54m)

Fully insulated with power and light connected. Double glazed French doors overlooking the rear garden.

**Service Charge** - The vendors have informed the agent a service charge is payable for the upkeep of the communal grounds on the Shorelands estate. Cost and review date TBC.

**Agents Note** - It is understood from the vendors that the property comes with the remainder of a 10 year NHBC granted in 2016.

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

**Council Tax** - Band D

**EPC** - Rating B




### Mobile Coverage

EE   
Vodafone   
Three   
O2 

### Broadband

Basic 12 Mbps  
Superfast 76 Mbps  
Ultrafast 1000 Mbps

### Satellite / Fibre TV Availability

BT   
Sky   
Virgin 

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## Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrison's roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next left hand turn into Fulmar Road and the next left again onto Pintail Close continue along this road to the end whereupon number 28 will be found straight ahead of you with a Bond Oxborough Phillips for sale board 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.

