



Bond
Oxborough
Phillips

Changing Lifestyles

2 Shearwater Drive
Bude
Cornwall
EX23 8EE

Asking Price: £325,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

2 Shearwater Drive, Bude, Cornwall, EX23 8EE



- SEMI-DETACHED
- 3 BEDROOM (1 EN-SUITE)
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN.
- CONVENIENT LOCATION
- GAS CENTRAL HEATING
- EPC RATING B.
- COUNCIL TAX BAND C.



A fantastic opportunity to acquire this well presented 3 bedroom (1 en-suite) semi-detached home offering an off road parking space, garage and an enclosed garden. Situated in the convenient sought after location with being only a short walk from the local schools, amenities and beaches. The residence benefits from gas central heating and double glazed windows. The property briefly comprises of kitchen, lounge/diner, WC, 3 bedrooms one with en suite and a family bathroom.



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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 - Stairs leading to first floor landing.

Kitchen/dining Room - 10'10" x 15'6" (3.3m x 4.72m)

A range of modern fitted wall and base mounted units with 1 1/2 stainless steel sink drainer with mixer tap over. Incorporating 4 ring gas hob with extractor hood over. Built in oven, fridge freezer and dishwasher. ample space for dining table and chairs. Bay window to the front elevation with windows to side elevation and french doors opening out to the garden.

Living Room - 10'10" x 15'7" (3.3m x 4.75m)

A spacious dual aspect room with bay window to front elevation, and windows to side elevation.

WC - 4'9" x 5' (1.45m x 1.52m)

Low level WC with pedestal hand wash basin. Built in washing machine with space for storage.

First Floor Landing - 5'11" x 15'7" (1.8m x 4.75m)

Bedroom 1 - 12'2" x 9'1" (3.7m x 2.77m)

Light and airy double bedroom with bay window to front elevation. Built in wardrobes. Door leading to:

En-suite - 4'2" x 6'11" (1.27m x 2.1m)

Comprising of a concealed cistern WC, hand wash basin and large enclosed shower cubicle with mains fed shower over. Frosted window to side elevation. Extractor fan and heated towel rail.

Bedroom 2 - 10'11" x 8'6" (3.33m x 2.6m)

Double bedroom with bay window to front elevation and window to side elevation.

Bedroom 3 - 10'11" x 6'10" (3.33m x 2.08m)

Window to side elevation.

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Bathroom - 7'3" x 5'7" (2.2m x 1.7m)

This family bathroom comprises of an enclosed panel bath with mains fed shower over, concealed cistern WC and hand wash basin. Extractor fan. Heated towel rail.

Garage - Up and over entrance door. Power and light connected.

Outside - At the front of the property there are steps leading to the front door with low maintenance boarded by brick wall and fencing. To the side of the residence is a principally laid to lawn garden with a paved area perfect for al-fresco dining. Pathway to the pedestrian gate leading to the garage and parking space.

Services - Mains water, gas, electric and drainage.

EPC - Rating B.

Council Tax Band - C.

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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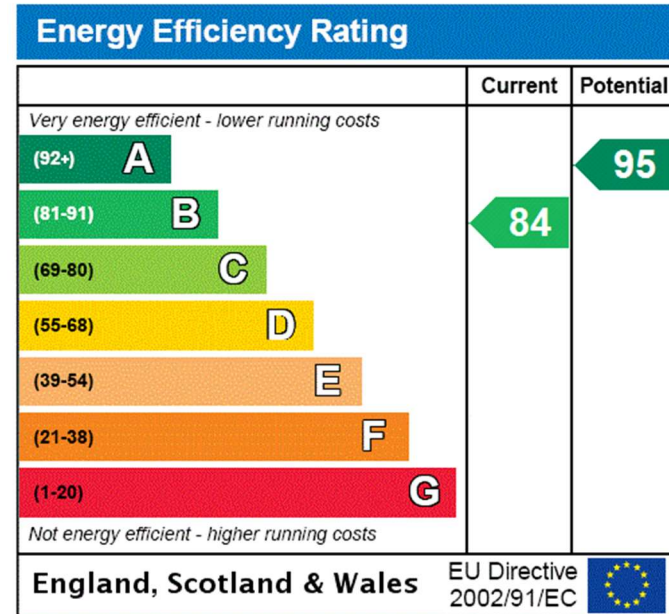


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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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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 turn right into Shorelark Way. Follow the road down to the end of the row of houses whereupon 2 Shearwater Drive will be found on the right hand side.