



Bond
Oxborough
Phillips

Changing Lifestyles

73 Reden Road
Bude
Cornwall
EX23 8TP

Asking Price: £415,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

73 Reden Road, Bude, Cornwall, EX23 8TP

- SEMI DETACHED THREE STOREY TOWN HOUSE
- 4 BEDROOMS (2 ENSUITE)
- IMMACULATELY PRESENTED
- 2 ALLOCATED PARKING SPACES
- GARAGE
- REAR ENCLOSED GARDEN
- SOUGHT AFTER LOCATION
- REMAINDER OF 10 YEAR NHBC
- EPC RATING B
- COUNCIL TAX BAND E
- EPC: TBC



Situated on the highly regarded Bellevue site built by Cavanna Homes we are proud to bring to the market this 4 bedroom (2 ensuite) semi detached three storey town house. Positioned within walking distance of local primary and secondary schools as well as a range of local amenities the property offers versatile and spacious accommodation throughout with the remainder of a 10 year NHBC build warranty granted in 2022. Off road parking with garage, front and rear enclosed gardens.



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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.



Property Description

Covered Entrance Porch

Entrance Hall - 14'6" x 3'9" (4.42m x 1.14m)
Staircase to first floor landing. Door to WC.

Living Room - 14'9" x 10'2" (4.5m x 3.1m)
A light and airy reception room with window to front elevation.

Kitchen Dining Room - 11'3" x 18'1" (3.43m x 5.5m)
This large kitchen/diner boasts light with double glazed French doors to the rear elevation enjoying views over the garden. Ample space for family dining table. The kitchen comprises a range of base and wall units with worksurfaces over incorporating a 1 1/2 stainless steel sink/drainage unit with mixer tap, 4 ring induction hob with extractor hood over. Built in double eye level oven, integrated fridge/freezer, washing machine and dishwasher. Window to rear elevation. Useful built in under stair cupboard.

WC - 6'2" x 3'5" (1.88m x 1.04m)
Wall hung wash hand basin and low flush WC.

First Floor Landing - Built in airing cupboard. Staircase to second floor.

Bedroom 2 - 12'3" x 9' (3.73m x 2.74m)
Double bedroom with window to rear elevation.

Ensuite Bathroom - 5'9" x 7'7" (1.75m x 2.3m)
Enclosed double shower cubicle with mains fed drench shower over, wall hung wash hand basin, low flush WC, heated towel rail.

Bedroom 3 - 9'11" x 10'10" (3.02m x 3.3m)
Double bedroom with window to front elevation.

Bedroom 4 - 8'9" x 7' (2.67m x 2.13m)
Window to rear elevation.

Bathroom - 6'5" x 7' (1.96m x 2.13m)
Enclosed panel bath with mixer tap, mains fed shower over, wall hung wash hand basin, low flush WC, heated towel rail and opaque glazed window to front elevation.

Second Floor

Bedroom 1 - 20'6" x 11' (6.25m x 3.35m)
Generous double bedroom with Velux window to the rear and dormer window to the front elevation. Access to under eaves storage area.

Ensuite Bathroom - 7'2" x 3'7" (2.18m x 1.1m)
Enclosed shower cubicle with mains fed drench shower over, wall hung wash hand basin, low flush WC and heated towel rail.

Outside - The property is accessed via a path that leads to a covered entrance porch at the front of the property with a small lawned garden area. To the right of the property is a driveway providing off road parking for two vehicles and access to a garage. Pedestrian gate to the side of the residence leads to the generous enclosed rear landscaped

garden laid principally to lawn with a patio area adjoining the rear of the property bordered by close panel fencing.

Garage - 20'2" x 10' (6.15m x 3.05m)
Up and over vehicle entrance door. Power connected.

Service Charge - The vendors have informed the agent a service charge is payable for the upkeep of the communal grounds. Cost TBC.

EPC - Rating B

Council Tax - Band E

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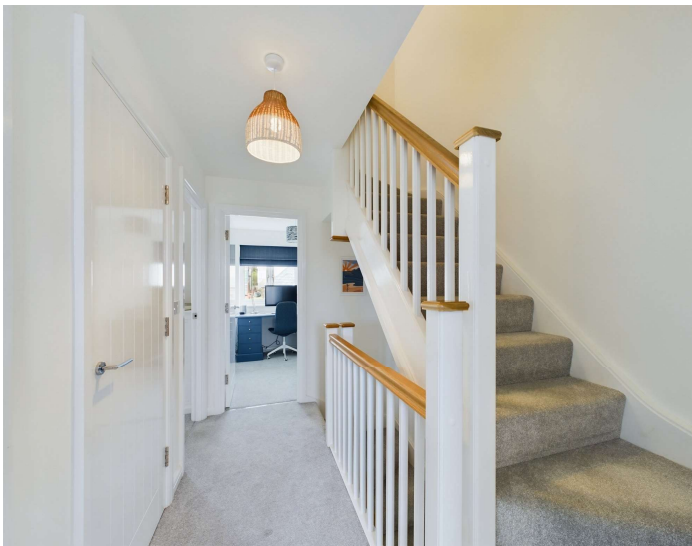
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton, continue passed Morrisons and upon reaching the A39 take the 1st exit at the roundabout entering Reden Road and proceed for approximately 150 yards whereupon the property will be found on your right hand side.

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.

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

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speak with one of our expert team who will be able
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