



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Clovelly House  
4 Burn View  
Bude  
Cornwall  
EX23 8BY

**Asking Price: £365,000 Freehold**



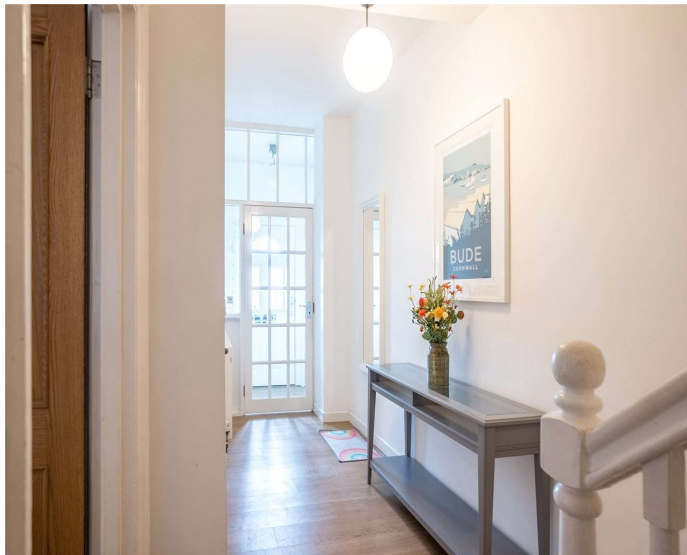
**Changing Lifestyles**

**01288 355 066**  
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# Clovelly House, 4 Burn View, Bude, Cornwall, EX23 8BY



- 3 DOUBLE BEDROOMS (3 ENSUITE)
- OPEN PLAN LIVING/KITCHEN ROOM
- IMMACULATEDLY PRESENTED
- CENTRAL LOCATION
- CLOSE TO THE BEACH
- SITUATED OPPOSITE BUDE GOLF COURSE
- WELL SUITED FOR SECOND HOME/INVESTMENT OR LOW MAINTENANCE FAMILY HOME
- EPC: C
- COUNCIL TAX BAND: D



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**An opportunity to acquire this immaculately presented 3 bedroom (3 ensuite) terraced house situated in the centre of this thriving coastal town with fantastic views over the golf course and Flexbury. The residence benefits from the distinct advantage of gas fired central heating complemented by double glazed windows and front courtyard garden. Ideally suiting those looking for second home or investment while equally appealing to those looking for a low maintenance family home. Viewings highly recommended. EPC Rating C. Council Tax Band D.**

**The property enjoys a convenient and sought after central location within this popular coastal town set amidst the rugged North Cornish coastline being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breathtaking clifftop coastal walks etc. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the Port and Market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.**

**Covered Entrance Porch** - Enclosed porch area. Outside porch light.

**Entrance Hall** - Under stair cupboard. Door to WC. Staircase leading to first floor.

**Open Plan Living Kitchen** - 30' (Max) x 14'6" (9.14m (Max) x 4.42m)

A light and airy room with versatile living area. Fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating an inset stainless steel sink drainer unit with mixer taps over. Recess for oven with extractor system over. Recess and plumbing for dish washer and washing machine. Recess for under counter fridge and freezer. Ample space for dining table and chairs. Built in large double storage cupboard. Feature fireplace with slate hearth housing log burner. Bay window with sash double glazed units. Fire door and alarm.

**WC** - 4'4" x 3'5" (1.32m x 1.04m)

Close coupled WC, wash hand basin with mirror above and extractor fan. Radiator, Fire door.

**First Floor Landing** - Under stair cupboard. Staircase leading to second floor.

**Bedroom 1** - 17'2" (Max) x 12'11" (5.23m (Max) x 3.94m)

Large Double bedroom with bay window sash double glazed units.

**Master Ensuite** - 11'5" x 6'5" (3.48m x 1.96m)

A white fitted suite comprising an enclosed panel bath with mixer taps over, enclosed double shower cubicle with mains fed shower, close coupled WC and wash hand basin. Double glazed sash window to front elevation.

**Bedroom 2** - 13'1" (4) (Max) x 12'3" (3.73) (Max)

Feature original fireplace, double glazed window to rear elevation.

**Ensuite** - 7'3" x 4'2" (2.2m x 1.27m)

Enclosed double shower cubicle with mains fed shower unit, close coupled WC, wash hand basin with fully tiled mirror over sink, close coupled WC, extractor fan.

## Second Floor

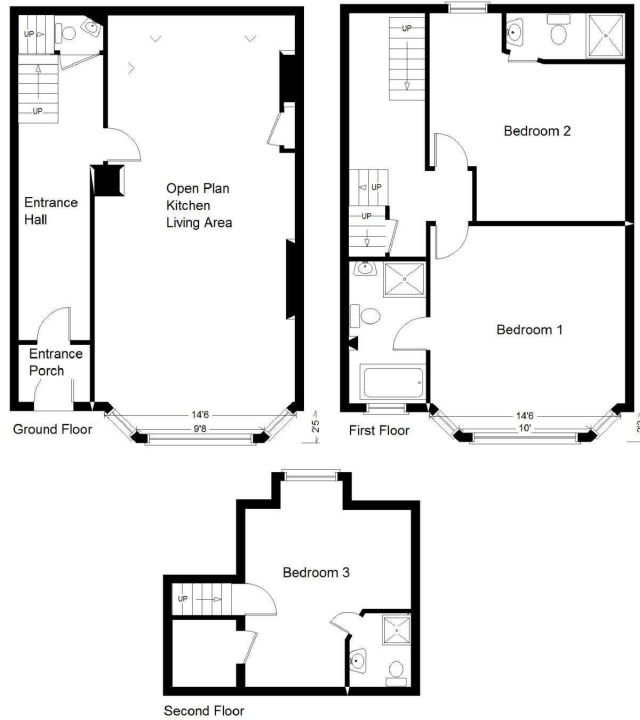
**Bedroom 3** - 16'9" x 12'9" (Max) (5.1m x 3.89m (Max))

Double glazed windows to rear elevation. Built in storage cupboard 5'1 x 5'11. Built in cupboard housing wall mounted gas boiler.

**Ensuite Shower Room** - 6'9" x 4'11" (2.06m x 1.5m)

Enclosed shower cubicle with mains fed shower unit, wall hung wash hand basin, close coupled WC. Extractor fan.

**Outside** - Low maintenance front courtyard garden.



## 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

From the Bude office by foot, turn right towards the top of Queen Street. Turn right and immediately left again into Burn View whereupon number 4 will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	