



Bond
Oxborough
Phillips

Changing Lifestyles

9 Shorelark Way
Bude
Cornwall
EX23 8DZ

Asking Price: £295,000 Freehold



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bude@boproperty.com

9 Shorelark Way, Bude, Cornwall, EX23 8DZ



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



An exciting opportunity to acquire this spacious and modern semi-detached home, situated in the convenient and sought after location being a short walk from the town, local schools, amenities and beaches. The property briefly comprises entrance hall, kitchen, living/dining room, three bedrooms with en-suite to the master bedroom and family bathroom. The outside of the residence offers an enclosed rear garden, driveway parking and garage. The residence benefits from the remainder of a 10 year NHBC guarantee and gas central heating throughout.



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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 - 9'10" x 4'2" (3m x 1.27m)
Stairs leading to first floor landing.

Kitchen Area - 9'4" x 8'2" (2.84m x 2.5m)
A modern range of grey gloss fitted wall and base mounted units with work surfaces over incorporating 1 1/2 stainless steel sink drainer with mixer tap, integrated gas hob with glass splashback and extractor hood over. Integrated dishwasher and fridge freezer. Space and plumbing for washing machine. UPVC double glazed window to the front elevation.

Living/Dining Room - 16'6" x 15'7" (5.03m x 4.75m)

Light and spacious living room with ample space for dining table and chairs. Under stair storage cupboard. UPVC double glazed patio doors leading to the enclosed rear gardens.

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

Comprising a concealed cistern WC, pedestal wash hand basin. Frosted window to front elevation.

First Floor Landing - Loft hatch access. Doors serving the following rooms.

Bedroom 1 - 9'1" x 10'2" (2.77m x 3.1m)

Double bedroom with built in wardrobes. UPVC double glazed window to front elevation. Door leading to:

En-Suite - 6'9" x 4'6" (2.06m x 1.37m)

Comprising an enclosed shower cubicle with mains fed shower over, concealed cistern WC and wall mounted wash hand basin. Heated towel rail. Extractor fan. Frosted window to front elevation.

Bedroom 2 - 10'5" x 8'11" (3.18m x 2.72m)

Double bedroom with UPVC double glazed window to rear elevation.

Bedroom 3 - 10'5" x 6'6" (3.18m x 1.98m)

UPVC double glazed window to rear elevation.

Bathroom - 6'10" x 5'7" (2.08m x 1.7m)

Comprising of an enclosed panel bath with mains fed shower over, concealed cistern WC and wall mounted hand wash basin. Heated towel rail. Extractor Fan.

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Garage - 9'3" x 18'3" (2.82m x 5.56m)

Up and over door with light and power connected. Pedestrian door leading to the enclosed rear garden.

Outside - The property is approached via the pathway leading to the UPVC door, to the side of the property offers pedestrian access to the rear gardens. To the back of the property the enclosed garden offers areas of lawn with low maintenance gravel and a patio area leading off of the living room, perfect for alfresco dining. A decked area to the back of the garden with pedestrian access to the garage.

Agents Note - Remainder of 10 Years NHBC guarantee granted in 2015. It is understood that when the site is finished owners will pay a service charge for the upkeep of the communal areas. Charge to be confirmed.

EPC - Rating B.

Council Tax Band - C.

Services - Mains gas, electric and drainage.

Mobile Coverage

EE 
Vodafone 
Three 
O2 

Broadband

Basic  13 Mbps
Superfast  80 Mbps
Ultrafast  1000 Mbps

Satellite / Fibre TV Availability

BT 
Sky 
Virgin 

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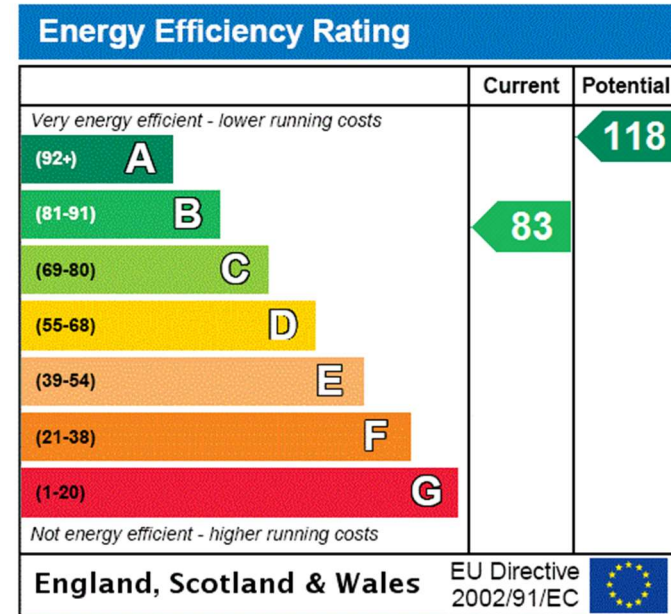


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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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 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 and on the right hand side 9 Shorelark Way will be found on the left hand side.