



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 Sandpiper Road  
Bude  
Cornwall  
EX23 8BA

**Asking Price: £270,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

14 Sandpiper Road, Bude, Cornwall, EX23 8BA



- 2 BEDROOM
- SEMI-DETACHED PROPERTY
- SOUGHT AFTER AND CONVENIENT LOCATION
- ENCLOSED REAR GARDEN
- GARAGE
- GAS CENTRAL HEATING THROUGHOUT
- EPC RATING B
- COUNCIL TAX BAND B
- EPC: B



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**An opportunity to acquire this well presented modern semi-detached home located in the popular and convenient location in the 'Shorelands' development being located with walking distance of the town, schools and shops. The residence briefly comprises; entrance lobby, open plan kitchen/ dining/living room, 2 bedroom and a contemporary bathroom. The property is compliments by gas central fired heating with UPVC double glazing throughout with the distinct advantage of the remainder of a NHBC guarantee. Landscaped rear gardens and garage with allocated parking. Well suited for a first time buyer, family home or as an investment purchase. EPC rating B. Council tax band B.**

**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 it's 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.**

**Open Plan Kitchen/Living/Dining Room - 22'4" x 12'10" (6.8m x 3.9m)**

Light and spacious open plan kitchen/living/dining room with a bay window to the front elevation and French doors to the rear elevation leading to the enclosed rear garden. The kitchen comprises of a range of fitted wall and base mounted units incorporating a stainless steel sink/drainage unit with mixer tap over, 4 ring gas hob with extractor hood over. Built in electric oven with integrated fridge/freezer and washing machine. Cupboard housing the combi boiler.

**WC - 4'9" x 3'5" (1.45m x 1.04m)**

Concealed cistern WC and pedestal hand wash basin.

**First Floor Landing** - Doors leading to:

**Bedroom 1 - 12'11" x 8'3" (3.94m x 2.51m)**

Double bedroom with built in cupboards. Window to rear elevation.

**Bedroom 2 - 12'9" x 6'8" (3.89m x 2.03m)**

Double bedroom with window to front elevation.

**Bathroom - 6'11" x 5'7" (2.1m x 1.7m)**

Comprising an enclosed panel bath with mains fed shower head over and fitted glass screen, concealed cistern WC and wall hung hand wash basin. Extractor fan. Chrome heated towel rail.

**Garage - 17'5" x 9'2" (5.3m x 2.8m)**

Up and over door to the front elevation with a pedestrian door to the side elevation leading to the rear gardens. Power and light connected.

**Outside** - The property has a small front garden bordered by iron railings and hedges. The rear gardens are fully enclosed by close boarded fencing and are principally laid to lawn with a paved patio area adjoining the rear of the property. Steps lead down to the useful garage which can also be accessed for parking via the shared driveway.

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

**Agents Note** - 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 B.

**Mobile Coverage**

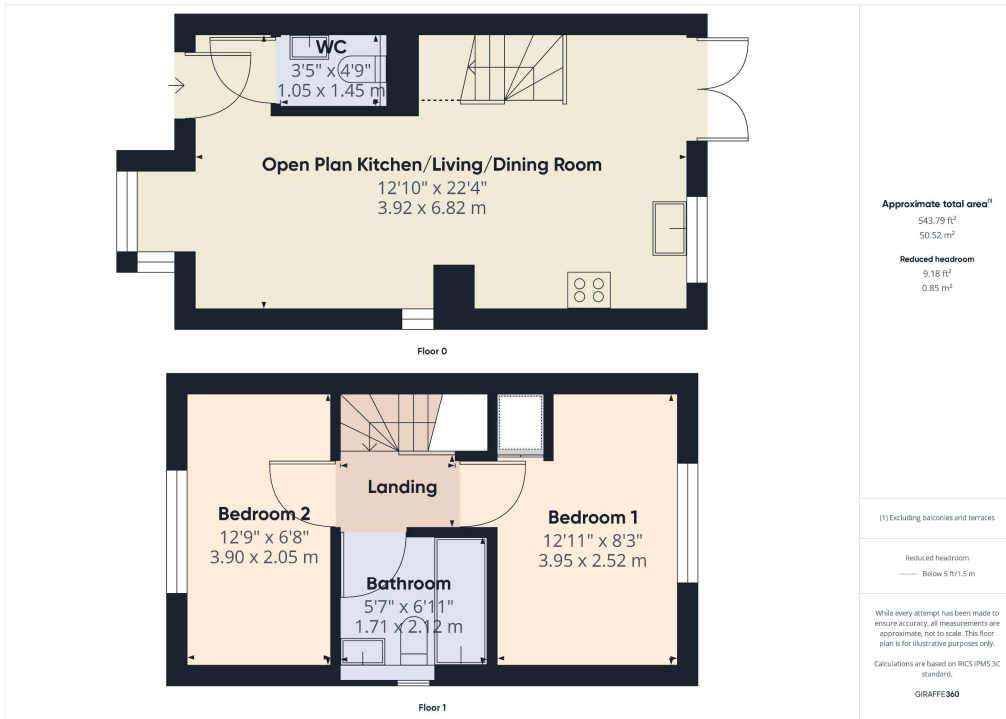
EE	●
Vodafone	●
Three	●
O2	●

**Broadband**

Basic	13 Mbps
Superfast	79 Mbps
Ultrafast	1000 Mbps

**Satellite / Fibre TV Availability**

BT	✓
Sky	✓
Virgin	✗

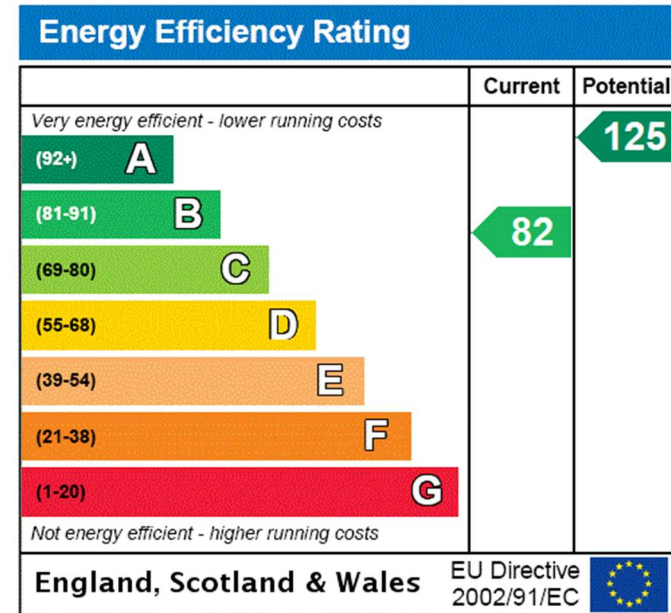


## Have a property to sell or let?

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 Bude town centre proceed out of the town towards Stratton and turn right at the Morrisons roundabout and into the new Shorelands development. Proceed along Sandpiper Road whereupon number 14 will be found within a short distance on the right hand side.