



Bond
Oxborough
Phillips

Changing Lifestyles

30 Lynstone Road
Bude
Cornwall
EX23 8LR

Asking Price: £350,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

30 Lynstone Road, Bude, Cornwall, EX23 8LR



- 3 BEDROOMS
- SEMI DETACHED HOUSE
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT.
- DRIVEWAY PROVIDING OFF ROAD PARKING
- LARGE GARAGE/WORKSHOP
- GENEROUS REAR GARDEN



An exciting opportunity to acquire this 3 bedroom semi-detached property situated in the one of the most sought after residential locations with being within walking distance of the local beaches and popular town centre. The residence benefits from garage, front and rear gardens and ample parking. Available with no onward chain. EPC Rating D. Council Tax Band C.



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Entrance Hall - 6'1" x 14'5" (1.85m x 4.4m)

Stairs leading to first floor landing. Under stair storage.

Living Room - 15'9" x 10'11" (4.8m x 3.33m)

Light and airy room with feature fireplace with wooden mantel surround. Large window to front elevation.

Dining Room - 11' x 11'11" (3.35m x 3.63m)

Ample room with dining table and chairs. Storage cupboard. Window to front elevation.

Kitchen - 8'6" x 8'4" (2.6m x 2.54m)

Range of base mounted units with 1 1/2 stainless steel sink/drainers with mixer tap over. Space for oven with extractor fan hood over. Walk in pantry. Door leading to:

Utility Room/ Rear Porch - 7'7" x 10'8" (2.3m x 3.25m)

Space and plumbing for washing machine. Wall mounted Worcester gas combi boiler. Door leading to workshop and rear garden.

Store Room/Workshop - 7'8" x 9'8" (2.34m x 2.95m)

Window to rear elevation.

First Floor Landing - Window to rear elevation overlooking the garden. Doors leading to:

Bedroom 1 - 14' x 10'11" (4.27m x 3.33m)

Light and spacious double bedroom with large window to front elevation enjoying views across Bude.

Bedroom 2 - 11'7" x 11'2" (3.53m x 3.4m)

Double bedroom with windows to front elevations.

Bedroom 3 - 8' x 7'8" (2.44m x 2.34m)

Window to rear elevation.

Bathroom - 8' x 7'2" (2.44m x 2.18m)

Comprising of an enclosed panel bath with mixer taps over, enclosed shower cubicle with mains fed shower over, low level WC and pedestal hand wash basin. Frosted window to rear elevation.

Garage - 20'2" x 17'11" (6.15m x 5.46m)

Up and over garage door with power and light connected. Windows to rear and side elevation.

Outside - The property is approached over its own entrance driveway providing ample off road parking and access to large garage/workshop. The front garden is mainly laid to lawn. Pedestrian access to the side leading to the rear of the property with steps leading up to the garden which is mainly laid to lawn.

Services - Mains gas, electric and drainage.

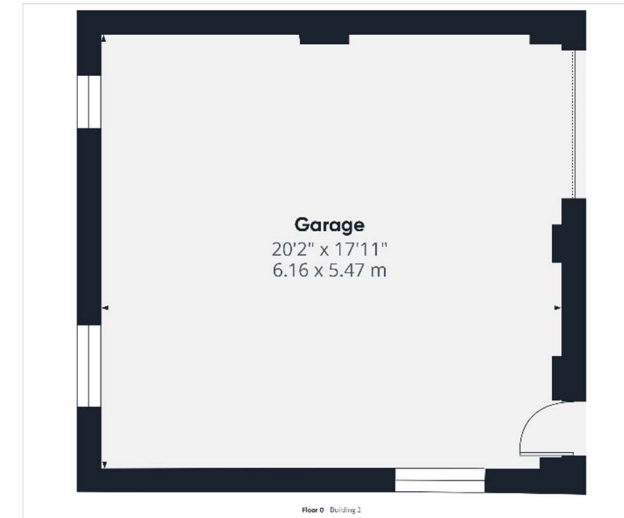
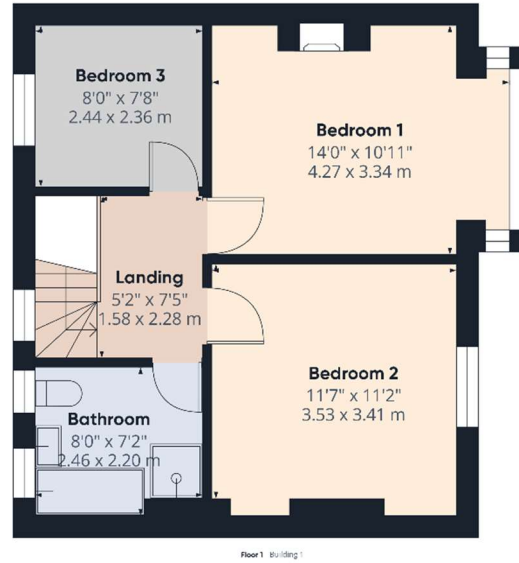
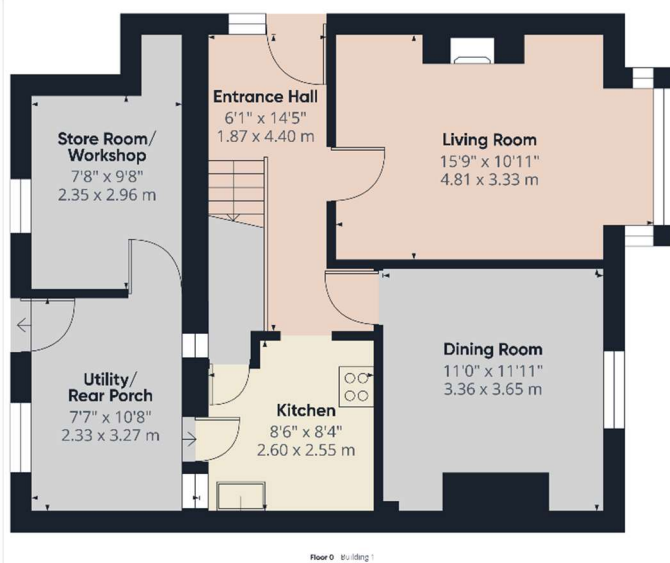
EPC - Rating D.

Council Tax - Band C.

Mobile Coverage		Broadband	
EE	●	Basic	16 Mbps
Vodafone	●	Superfast	47 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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Directions

From Bude town centre, proceed along The Strand and upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right and proceed up the hill into Lynstone Road whereupon the property will be found on the right hand side with a Bond Oxborough Phillip sign clearly displayed.

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.