



Bond
Oxborough
Phillips

Changing Lifestyles

11 East Fairholme Road
Bude
Cornwall
EX23 8HU

Asking Price: £240,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

11 East Fairholme Road, Bude, Cornwall, EX23 8HU



- 1 BEDROOM BUNGALOW
- WELL PRESENTED THROUGHOUT
- LEVEL FRONT AND ENCLOSED REAR GARDENS
- NEARBY GARAGE (15'7 x 8'2)
- DOUBLE GLAZED WINDOWS
- WALKING DISTANCE OF BEACH AND TOWN CENTRE
- SOUGHT AFTER RESIDENTIAL AREA
- EPC: D
- COUNCIL TAX BAND: B



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An exciting opportunity to acquire a 1 bedroom bungalow enjoying a pleasant location in this much sought after residential area within a short distance of the town centre and local beaches. The residence offers well presented accommodation throughout with level enclosed garden and garage in nearby block.

East Fairholme Road is situated close to the Golf Course and is within easy reach of the town centre with its extensive range of shopping, schooling, banking and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many nearby cliff top coastal walks etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Lobby

Sitting/Dining Room - 15'2" x 11'10" (4.62m x 3.6m)

A spacious open plan reception room with ample space for dining table and chairs, electric wall mounted fire and window to front elevation.

Kitchen Area - A fitted range of base and wall mounted units with work surfaces over incorporating inset 1 1/2 stainless steel sink drainer unit with mixer taps, 4 ring electric hob with extractor over, built in double oven, integrated fridge and space/plumbing for washing machine. Door to:

Conservatory - 7'6" x 6' (2.29m x 1.83m)

Door to enclosed rear garden.

Bedroom - 9'2" x 8'9" (2.8m x 2.67m)

A double bedroom with built in wardrobes and window to rear elevation overlooking the garden.

Bathroom - 6' x 5'7" (1.83m x 1.7m)

Enclosed 'P' shaped bath with mains fed shower over, vanity unit with wash hand basin, low flush WC and skylight.

Outside - The gardens have been designed with low maintenance in mind with a front garden area laid to gravel. Pedestrian pathway to the rear provides access to the enclosed level garden comprising gravel areas, flower beds, paved patio providing an ideal spot for al fresco dining bordered by close boarded fencing.

Store - Useful garden store.

Garage - 15'7" x 8'2" (4.75m x 2.5m)

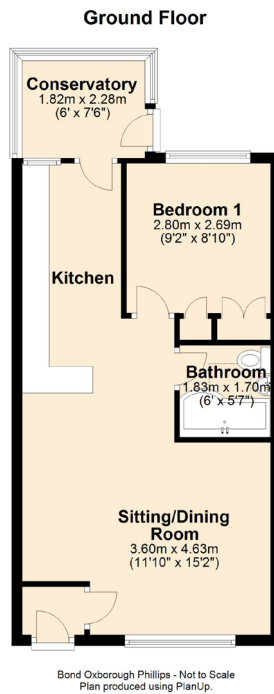
Up and over vehicle entrance door located in nearby block.

Services - Mains electric, water and drainage.

Council Tax - Band B

EPC - Rating D





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 Poughill, and turn right at Flexbury Church keeping the golf course on the right hand side. Take the second right hand turning into East Fairholme Road, take the next left whereupon number 11 will be found within a short distance on the left hand side.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic 13 Mbps
Superfast 80 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	