



Bond
Oxborough
Phillips

Changing Lifestyles

17 Fairfield Road
Bude
Cornwall
EX23 8DH

Asking Price: £335,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

17 Fairfield Road, Bude, Cornwall, EX23 8DH



- 4 BEDROOMS (1 EN-SUITE)
- END OF TERRACE PROPERTY
- ARRANGED OVER THREE FLOORS
- WELL PRESENTED THROUGHOUT
- WALKING DISTANCE OF TOWN, CANAL AND LOCAL BEACHES
- ENCLOSED REAR GARDENS
- EPC: C
- COUNCIL TAX BAND: B



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An opportunity to acquire this superbly presented 4 bedroom (1 En-Suite) end terrace house offering versatile accommodation throughout and enjoying a convenient location close to the town centre and beaches. The residence benefits from double glazed windows complemented by gas fired central heating and fully enclosed rear gardens. The property is well suited as a family home whilst equally appealing as a second home/ investment opportunity. EPC Rating C. Council Tax Band B.

Fairfield Road enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies within 10 miles inland while 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.

Entrance Hall - 1'8" x 8'7" (0.5m x 2.62m)

Stairs leading to first floor landing with under stair storage. Window to front elevation.

Living/Dining Room - 12'11" x 24'8" (3.94m x 7.52m)

A light and airy room with feature fireplace housing gas fire with timber mantel and marble hearth. Large bay windows to the front elevation and patio doors to the rear providing access to the enclosed low maintenance garden.

Kitchen - 7'11" x 10'11" (2.41m x 3.33m)

A fitted range of wall and base mounted units with worksurfaces over incorporating composite sink/drain unit with mixer tap over. Space for range-style cooker with extractor hood over. Integrated dishwasher and space for freestanding fridge/freezer. Window to rear elevation. Door leading to:

Utility Room - 3'2" x 4'9" (0.97m x 1.45m)

Space and plumbing for stacked washing machine and tumble dryer. Frosted window and door to side elevations.

First Floor Landing - 5'10" x 8'8" (1.78m x 2.64m)

Stairs leading to second floor landing. Doors leading to:

Bedroom 1 - 12'10" x 10'11" (3.9m x 3.33m)

Generous double bedroom with window to rear elevation.

Bedroom 2 - 10'10" x 10'11" (3.3m x 3.33m)

Double bedroom with window to front elevation.

Bedroom 3 - 7'11" x 7'1" (2.41m x 2.16m)

Window to front elevation.

Bathroom - 5'10" x 5'10" (1.78m x 1.78m)

Comprising an enclosed panel bath with electric shower over, pedestal hand wash basin and low level WC, Chrome heated towel rail. Frosted window to rear elevation.

Second Floor Landing

Bedroom 4 - 9'3" x 13'11" (2.82m x 4.24m)

Double bedroom with eaves storage. Window to rear elevation.

Shower Room - 5'9" x 5'4" (1.75m x 1.63m)

Comprising an enclosed shower cubicle with mains fed shower over, pedestal hand wash basin and close coupled WC. Chrome heated towel rail. Window to rear elevation.

Outside - Enclosed walled front gardens with a pedestrian access to the side of the property leading to the enclosed rear gardens comprising a low maintenance garden mainly laid to patio with timber shed, useful outbuildings and covered seating area providing the ideal space for al-fresco dining.

Services - Mains gas, electricity and drainage.

EPC - Rating C.

Council Tax - Band B.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic 21 Mbps
Superfast 80 Mbps
Ultrafast 1000 Mbps

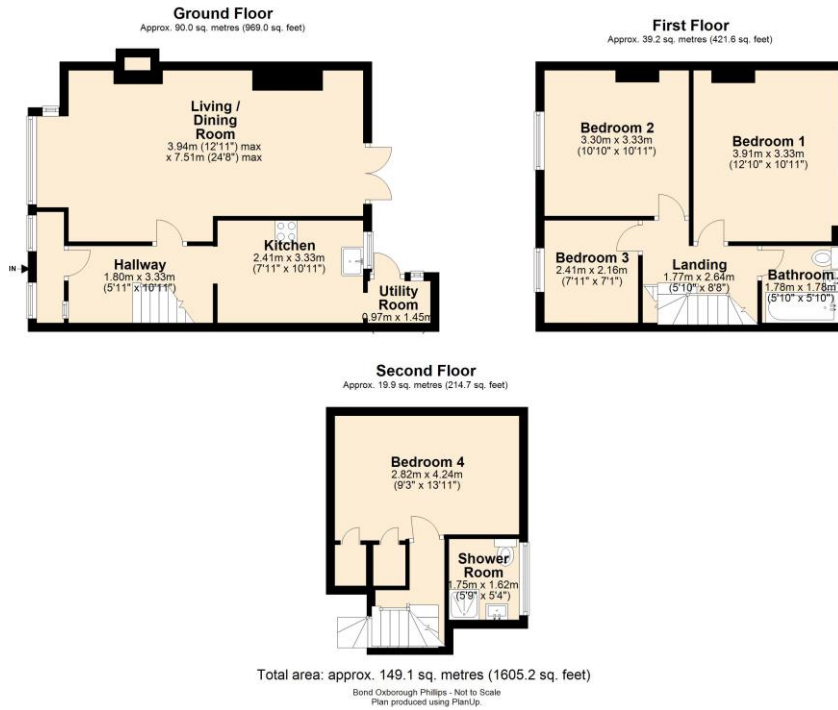
Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗

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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

By foot from our Bond Oxborough Phillips office proceed along Queen Street towards Lansdown Road, turn left then immediately right into Broadclose Hill. Take the next right hand turning into Bramble Hill which leads into Fairfield road, whereupon Number 17 will be found on the right hand side.

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

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