



Bond
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Changing Lifestyles

5 Shorelark Way
Bude
Cornwall
EX23 8DZ

Asking Price: £360,000 Freehold



Changing Lifestyles

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bude@boproperty.com

5 Shorelark Way, Bude, Cornwall, EX23 8DZ



- 3 BEDROOMS (1 ENSUITE)
- LINK DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- AVAILABLE WITH NO ONWARD CHAIN
- GARAGE
- OFF ROAD PARKING
- REAR ENCLOSED GARDEN
- REMAINDER OF 10 YEAR NHBC (AUGUST 2025)
- EPC: B
- COUNCIL TAX BAND: D



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Available with no onward chain an opportunity to acquire this well presented, 3 bedroom (1 ensuite) link detached home in this most sought after and convenient development being a short walk from the local schools, amenities and beaches. The property is immaculately presented throughout and benefits from gas fired central heating with double glazed windows. The outside of the property offers a generous enclosed rear garden, driveway providing off road parking and access to garage. The residence benefits from the remainder of a 10 year NHBC guarantee. EPC Rating B. Council Tax Band D.

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 - Built in under stair cupboard. Staircase leading to first floor landing. Door to WC.

Living Room - 17'9" x 11'3" (5.4m x 3.43m)

Bay double glazed UPVC windows to front elevation. Leads to:

Dining Room - 9'11" x 7'9" (3.02m x 2.36m)

Ample space for dining table and chairs with double glazed UPVC French doors leading to the enclosed rear garden. Door to Kitchen.

Kitchen - 10' x 9'8" (3.05m x 2.95m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating inset stainless steel 1 1/2 sink drainer with modern mixer tap, 4 ring gas hob with Hotpoint extractor hood over and built in Hotpoint oven. Integrated appliances include fridge freezer, dishwasher and washing machine. Double glazed UPVC window to rear elevation overlooking the rear garden with door to side.

WC - 4'10" x 3'1" (1.47m x 0.94m)

Concealed cistern WC, pedestal wash hand basin, opaque double glazed UPVC window to front elevation.

First Floor Landing - Built in airing cupboard.

Bedroom 1 - 10'8" x 10'1" (3.25m x 3.07m)

Double bedroom with large built in wardrobe and bay UPVC double glazed windows to front elevation.

Ensuite - 7'7" x 4'5" (2.3m x 1.35m)

Enclosed double shower cubicle with mains fed shower over, concealed cistern WC, wall hung wash hand basin, heated towel rail, UPVC opaque double glazed window to front.

Bedroom 2 - 11'4" x 9' (3.45m x 2.74m)

Double bedroom with UPVC double glazed windows to rear elevation.

Bedroom 3 - 9'8" x 6'10" (2.95m x 2.08m)

UPVC double glazed window to rear elevation.

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

Enclosed panel bath with central mixer taps and mains fed shower over, wall hung wash hand basin, concealed cistern WC, UPVC opaque double glazed window to side elevation.

Outside - To the front of the property is an driveway providing off road parking and access to the attached garage and steps boarded with mature shrubs leading to front entrance door. To rear of the property benefits from a generous enclosed garden mainly laid to lawn with a range of flower beds surrounding and paved path to rear pedestrian door to the garage.

Garage - 18' x 9'2" (5.49m x 2.8m)

Up and over garage door. Light and power connected. Rear pedestrian door.

Services - Mains water, gas, electric and drainage.

Council Tax - Band D

Maintenance Charge - To be confirmed.

Mobile Coverage		Broadband	
EE	●	Basic	13 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

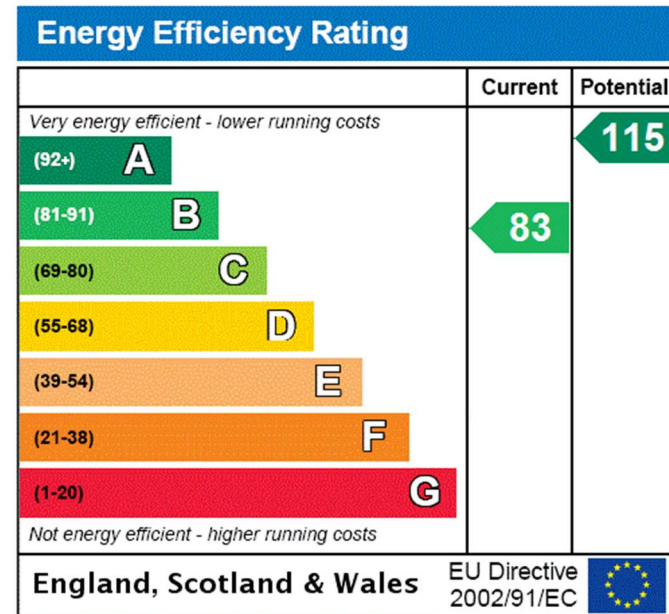


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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 left hand side 5 Shorelark Way will be found after a short distance.