



Bond
Oxborough
Phillips

Changing Lifestyles

Neet Cottage
18 The Crescent
Bude
Cornwall
EX23 8LE

Asking Price: £379,000 Freehold



Changing Lifestyles

01288 355 066
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Neet Cottage, 18 The Crescent, Bude, Cornwall, EX23 8LE



- A CHARMING DOUBLE FRONTED CHARACTER PROPERTY IN HIGHLY DESIRABLE AREA
- CLOSE TO THE CANAL, RIVER AND SURFING BEACHES.
- 3 BEDROOMS, 2 RECEPTION ROOMS, NEWLY FITTED KITCHEN
- GENEROUS PROPORTIONS THROUGHOUT
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.
- FRONT AND REAR GARDENS.
- EPC RATING D, COUNCIL TAX BAND C.



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An excellent opportunity to acquire a charming 3 bedroom, 2 reception room, double fronted character property located in a highly desirable area close to the canal, river and surfing beaches. Comfortable living space of generous proportions throughout. Gas central heating and double glazed windows. Front and enclosed rear gardens. EPC rating D, Council tax band C.

The property occupies a prime position within walking distance of the town centre, beach and coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.

Covered Porch - Solid timber door leading into:-

Entrance Hall - 15' x 5'8" (4.57m x 1.73m)
Stairs leading to first floor landing.

Living Room - 12'11" x 13'3" (3.94m x 4.04m)
Feature fireplace with brick surround and slate hearth housing log burning stove. Sash windows to the front elevation.

Dining Room - 13' x 13'5" (3.96m x 4.1m)
Light and airy reception room with sash windows to the front elevation. Feature fireplace with brick surround, slate hearth and timber mantel housing a gas fire. Leading to:

Kitchen - 6'3" x 12'6" (1.9m x 3.8m)

A newly fitted kitchen comprising of a range of wall and base mounted units with marble effect work surfaces over incorporating a stainless steel sink/drainage unit with mixer taps over. Integrated Lamona electric hob and extractor hood over with Lamona electric oven under. Space and plumbing for washing machine. Wall mounted gas boiler. Under stair storage with space for fridge-freezer. Windows to rear elevation. Door leading to the rear courtyard garden.

WC - 5'1" x 3' (1.55m x 0.91m)
Comprising a low level WC and wall hung hand wash basin. Extractor fan.

First Floor Landing - A galleried landing boasting characterful features including a stained glass window to the rear elevation. Doors leading to:

Bedroom 1 - 13'1" x 11'11" (4m x 3.63m)
Large double bedroom with hand wash basin. Sash window to the front elevation.

Bedroom 2 - 13'1" x 11'6" (4m x 3.5m)
Feature fireplace with tiled surround, sash windows to the front elevation.

Bedroom 3 - 8'6" x 9'1" (2.6m x 2.77m)
Sash windows to the front elevation. Loft access.

Bathroom - 6'6" x 12'7" (1.98m x 3.84m)
Comprising of a timber panel enclosed panel bath with aqua board splash backing, newly installed enclosed shower cubicle with mains few shower over, pedestal hand wash basin and low level WC. Airing cupboard. Access to loft

Outside - The residence is accessed via the front courtyard garden which is paved for ease of maintenance. Low maintenance paved rear garden with pedestrian gate leading to pathway serving neighbouring cottages and passageway giving access onto The Crescent. Raised patio area, ideal for storage shed.

Services - Mains water, drainage and gas. Gas-fired central heating system.

Agents Note - The property is situated in a flood zone level 3. Our client informs us that the property has no history of flooding during his ownership and is insured by Cornish Mutual.

Council Tax - Band C

EPC - Rating D.

| Mobile Coverage | | Broadband | |
|-----------------|---|-----------|---------|
| EE | ● | Basic | 17 Mbps |
| Vodafone | ● | Superfast | 80 Mbps |
| Three | ● | | |
| O2 | ● | | |

| 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

From Bude town centre, proceed along The Strand towards Stratton. Upon reaching the mini-roundabout turn right towards Widemouth Bay, whereupon Neet Cottage will be found within a short distance on the right hand side.

