



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

23 Killerton Road  
Bude  
Cornwall  
EX23 8EL

**Asking Price: £560,000**

**Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



- NO ONWARD CHAIN
- FANTASTIC, HIGHLY SOUGHT AFTER, CENTRAL BUDE LOCATION
- WALK TO TOWN, SCHOOLS & BEACHES
- 5 BEDROOMS, TWO BATHROOMS, (4 WCs IN TOTAL)
- GAS CENTRAL HEATING AND DOUBLE GLAZED THROUGHOUT
- SLATE ROOF REPLACED IN OCTOBER 2024
- GENEROUS GARDEN AND DECKED AREA
- OFF ROAD PARKING
- EPC: D
- Council Tax Band: D



A rare opportunity to buy this well presented, thoughtfully renovated, chain free, early 1900's property located in one of Bude's most sought after residential roads.

This charming 5 bedroom, 2 bathroom (4 WCs in total) home, is fantastically situated within 5 minutes walking distance of Bude's town center, stunning beaches, Bude Primary and Budehaven Secondary schools and Bude's 18 hole links golf course.

To the front of the property is a courtyard garden and off street parking (with scope to enlarge), and an attached garage/store with WC and utility area to the rear housing the gas boiler.

Internally, the covered entrance/porch opens to an attractive tiled hallway leading off to the expansive double carpeted sitting room and French doors out to the deck. The hallway then leads to the kitchen, fitted with NEFF appliances, black Trebarwith granite worktops, lots of storage space (including a full length pantry), sitting room and sunken dining area with large picture window overlooking the rear garden. This extremely versatile house is arranged over three floors, revealing large living spaces and bedrooms, two bathrooms, 2 WCs (4 WCs in total) and a boarded loft, offering valuable storage space.

To the rear, a large decked garden, measuring 12m x 5m, offers a fantastic entertainment area; the deck then leads to an enclosed lawned garden measuring 35m x 16m, providing a generous overall outdoor space. Central heating throughout and double glazed. A lovely family home or ideal holiday letting opportunity. Not to be missed.

EPC Rating D. Council Tax Band D.





Killerton Road enjoys a prime and central location in this vibrant coastal town, offering easy access to a wide range of shopping, schooling, and recreational facilities.

Bude (and the close surrounding area) is renowned for stunning bathing beaches and fantastic surf spots, an 18-hole links golf course, breathtaking scenery across rugged clifftops and coastal trails and the North Cornish coastline offers many opportunities for water sports and outside enthusiasts to live life to the full.

For those wishing to base themselves in Bude for peace and quiet but needing the convenience of train travel, the reopened/renovated Okehampton railway station offers parking and easy train access to Exeter St David's railway station, where a busy intercity rail service starts you on your journey north or south for work or pleasure.

Many pretty market towns lie within easy access by car: Holsworthy 20mins drive (where a large Waitrose supermarket is located), Bideford 30mins drive, which offers convenient access to the A39 North Devon link road connecting to Barnstaple, Tiverton and the M5 motorway and of course Exeter 55 miles away with its beautiful cathedral, shopping/dining experiences, national intercity rail access and the M5 gateway north.

Bude is a charming, historic, town, nestled between sea and countryside in north Cornwall, with many local artisans, music and cultural experiences plus eating establishments to explore.



**Reception Hall** - Original tiled flooring, hallway leads to living room and kitchen, generous under stair storage, stairs to first floor.

**Living Room / Dining** - 28'2" (8.59) x 14'5" (4.39) Maximum into Bay

A spacious open aspect room, with large bay window to front and glazed french doors to generous private deck and rear garden.

**Kitchen / Breakfast** - 32' x 9' (9.75m x 2.74m)

A superb light and airy space with sitting room area, sunken dining area and a picture window overlooking rear garden. Fitted range of base and wall mounted units, head height pantry, Local black Trebarwith granite work surfaces incorporating inset sink with mixer taps, NEFF appliances: built-in double oven, induction hob and dishwasher. Two double glazed doors leading to outside private deck area.

**First Floor Landing**

**Cloakroom** - Floating WC and hand basin.

**Bedroom 1** - 16'8" (5.08) x 11' (3.35) Maximum into Bay  
Bay window to front elevation.

**Bedroom 2** - 11'9" x 11'7" (3.58m x 3.53m)  
Window to rear.

**Bedroom 3** - 9'3" x 6'9" (2.82m x 2.06m)  
Window to front elevation.

**Bathroom** - 8'11" x 7'4" (2.72m x 2.24m)  
Enclosed panel bath, floating WC, floating hand basin with mixer tap, walk in shower, heated towel rail.

**Second floor landing**

**Bedroom 4** - 12'3" x 9'6" (3.73m x 2.9m)  
Window to front elevation.

**Bedroom 5** - 12'3" x 7' (3.73m x 2.13m)  
Window to rear elevation. With built in eave storage under the windows and an eave corner storage cupboard.

**Shower Room** - 5'9" x 5'7" (1.75m x 1.7m)  
Shower, floating WC and hand basin, heated towel rail.

**Outside** - Off-road parking (with scope to enlarge), traditional slated front courtyard garden and

generous mature rear garden measuring approximately 35m x 16m comprising lawn and private decked area measuring 12m x 5m.

**Former Garage** - Subdivided into Store with separate WC and Utility/Store. Housing gas fired central heating boiler. Plumbing for washing machine and space for tumble dryer.

**Services** - Mains gas, electricity and water.

**EPC** - Rating D

**Council Tax** - Band D

**Anti Money Laundering** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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, head along The Strand and at the mini-roundabout, take the first turning into Bencoolen Road. Continue and then take the first left-hand turning into Killerton Road. Number 23 will be found partway up the hill on the left-hand side.

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We are here to help you find  
and buy your new home...

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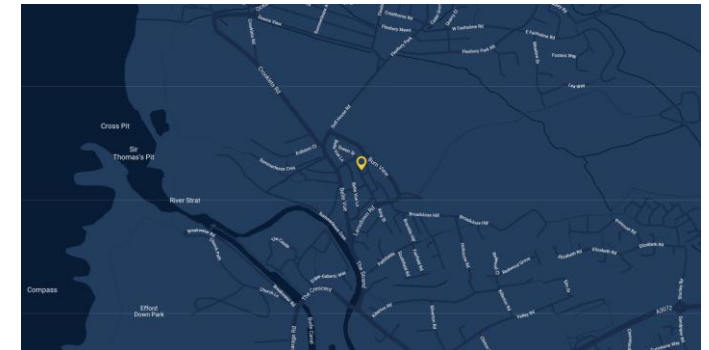
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