



Bond
Oxborough
Phillips

Changing Lifestyles

19 Monterey Close
Bude
Cornwall
EX23 8DX

Asking Price: £295,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

19 Monterey Close, Bude, Cornwall, EX23 8DX



- 3 BEDROOMS
- SEMI DETACHED PROPERTY
- WALKING DISTANCE TO TOWN AND LOCAL AMENITIES
- AMPLE OFF ROAD PARKING
- GENEROUS GARDENS
- NO ONWARD CHAIN
- WELL SUITED AS FAMILY HOME OR INVESTMENT
- EPC: C
- COUNCIL TAX BAND: B



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Available with no onward chain we have an opportunity to acquire this 3 bedroom semi detached house only a short walk from the local schools, amenities and beaches. The property benefits from generous side and landscaped rear gardens, ample off road parking and main gas central heating. The residence is well suited as a comfortable family home or as an investment opportunity. EPC Rating C. Council Tax Band B.

The property enjoys a pleasant and convenient location situated in this desirable residential area and lying within walking distance of the town centre and all its amenities including a comprehensive range of shopping, schooling and recreational facilities together with its three local sandy bathing beaches, 18 hole links golf course and fully equipped leisure centre. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty, popular surfing beaches providing a whole host of water sport and leisure activities together with many breathtaking cliff top walks etc. The popular market town of Holsworthy lies some 10 miles inland, while the Port 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.

Covered Entrance Porch

Entrance Hall - Staircase to first floor landing. Door to WC.

Living Room - 16'6" x 15'9" (5.03m x 4.8m)
A pleasant dual aspect family room with windows to rear and side elevations and sliding patio doors to decked patio area and the rear gardens. Useful built in under stair cupboard.

Kitchen - 9'3" x 8'4" (2.82m x 2.54m)
A fitted range of base and wall mounted units with work surfaces over incorporating inset stainless steel 1 1/2 sink drainer unit with mixer tap, built in 5 ring gas hob with extractor over and integrated oven. Space and plumbing for washing machine and tumble dryer with recess for tall fridge freezer. Window to front elevation.

WC - 5'1" x 3' (1.55m x 0.91m)
Low flush WC, wall hung wash hand basin, heated towel rail. Opaque glazed window to the rear.

First Floor Landing - Built in airing cupboard housing hot water cylinder.

Bedroom 1 - 12'9" x 8'9" (3.86m x 2.67m)
Double bedroom with built in wardrobe and window to front elevation.

Bedroom 2 - 9'9" x 8'10" (2.97m x 2.7m)
Double bedroom with built in wardrobe and window to rear elevation.

Bedroom 3 - 9'4" x 6'7" (2.84m x 2m)
Built in wardrobe with window to front elevation.

Bathroom - 6'6" x 6'2" (1.98m x 1.88m)
Enclosed panel bath with mixer taps and electric shower over, vanity unit with wash hand basin, low flush WC, heated towel rail and opaque glazed window to rear.

Outside - To the front and side of the property is an ample area of parking suitable for 3 to 4 vehicles with the garden extending to the rear of the property providing an enclosed area comprising a main feature central lawn area, decked patio area adjoining the rear of the residence and a variety of maturing trees, shrubs and plants providing a high degree of privacy. An additional garden area is laid to gravel with a useful timber shed in situ.

Services - Mains gas, electric, water and drainage.

Council Tax - Band B
EPC - Rating C

Mobile Coverage		Broadband	
EE	●	Basic	16 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

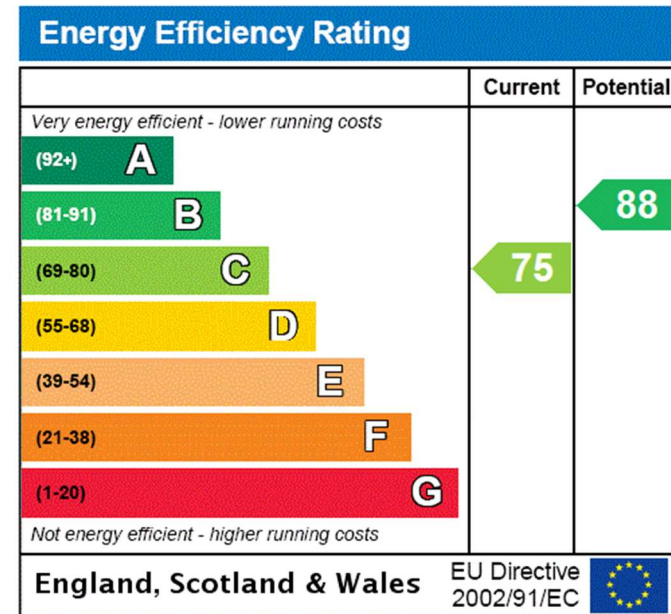


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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 town along The Strand and at the mini roundabout turn left. Proceed along this road and take the second turning on the left into Valley Road followed by a right hand turn into Monterey Close whereupon the property will be found after a short distance on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.