



Bond
Oxborough
Phillips

Changing Lifestyles

17 West Fairholme Road
Bude
EX23 8JD

Asking Price: £375,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

17 West Fairholme Road, Bude, EX23 8JD



- 2/3 BEDROOM
- DETACHED BUNGALOW
- SITUATED IN SOUGHT AFTER LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES, TOWN CENTRE AND BEACHES
- GARAGE AND OFF ROAD PARKING
- GAS CENTRAL HEATING



Enjoying a most convenient location within walking distance of the town centre and beaches, a 2/3 bedroom, detached bungalow offering comfortable living space throughout with the benefit of double glazed windows complemented by gas fired central heating. Front and generous enclosed rear gardens with entrance driveway leading to a detached garage. EPC D. Council Tax Band C



Changing Lifestyles

01288 355 066
bude@boproperty.com

17 West Fairholme Road, Bude, EX23 8JD

Changing Lifestyles

The property is conveniently and pleasantly situated within a short distance away from the centre of this popular coastal town supporting 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 amongst the rugged North Cornish coastline famed for its 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 and coastal walks. The bustling market town of Holsworthy lies some 10 miles inland, whilst the Port & Market town of Bideford is some 28 miles in a north easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 4'11" x 16'4" (1.5m x 4.98m)

Airing cupboard housing wall mounted Baxi gas boiler.

Kitchen - 12' x 10' (3.66m x 3.05m)

A range of fitted wall and base mounted units with work surfaces over incorporating 1 1/2 sink/drainers with mixer taps over. Space and plumbing for dishwasher. Built in 4 ring electric hob with extractor hood over and double oven. Space for fridge-freezer. Breakfast bar. Window to rear elevation. Door to side elevation leading to the rear garden.

Living Room - 14'1" x 10'5" (4.3m x 3.18m)

Light and airy reception room with feature fireplace housing a multi-fuel burning stove. Window to front elevation.

Bedroom 3/Dining Room - 8' x 8'8" (2.44m x 2.64m)

Window to rear elevation.

Bedroom 1 - 11' x 9'6" (3.35m x 2.9m)

Window to side elevation.

Bedroom 2 - 11' x 11'1" (3.35m x 3.38m)

Window to rear elevation.

Shower Room - 8' x 5'8" (2.44m x 1.73m)

Comprising a walk in shower enclosure with Mira shower over, low level WC and pedestal hand wash basin. Heated towel rail. Opaque window to rear elevation.

Garage - 7'9" x 19'9" (2.36m x 6.02m)

Up and over entrance door. Power, light and mains water connected.

Outside - The property is approached via the driveway providing ample off road parking with the front garden mainly laid to lawn bordered by mature hedge. Driveway continues to the side of the property with double gates leading to the detached garage. To the rear of the property the gardens are principally laid to lawn with pond and useful vegetable beds areas located to the back of the garden.

Services - Mains electric, gas and drainage.

EPC - Rating D.

Council Tax - Band

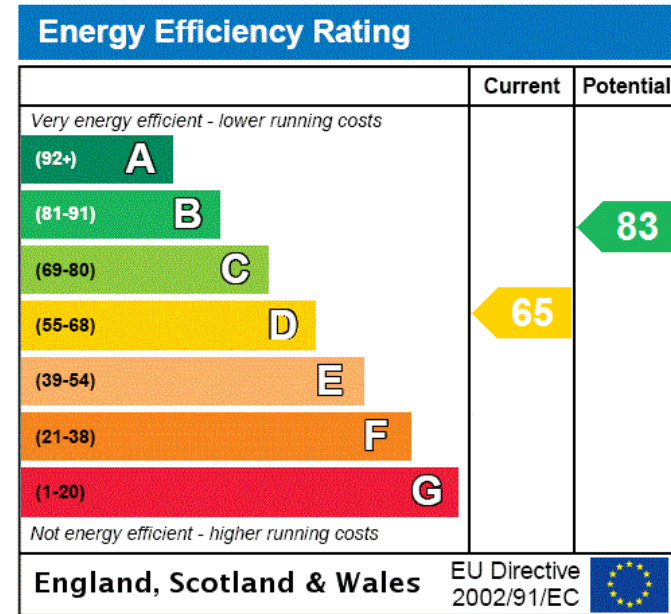


Have a property to sell or let?

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 out of the town towards Poughill, after Flexbury Church turn right into West Fairholme Road whereupon number 17 will be found within a short distance on the left hand side with a Bond Oxborough Phillips sign clearly displayed.