



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Pintail Close  
Bude  
Cornwall  
EX23 8FQ

**Asking Price: £325,000**

**Freehold**



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[bude@boproperty.com](mailto:bude@boproperty.com)

1 Pintail Close, Bude, Cornwall, EX23 8FQ



- 3 BEDROOMS (1 ENSUITE)
- DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- REAR ENCLOSED GARDEN
- REMAINDER OF 10 YEAR NHBC
- EPC RATING B
- COUNCIL TAX BAND D.



**An opportunity to acquire this well presented, detached home in this most sought after and convenient new development being a short walk from the local schools, amenities and beaches. The residence is well presented throughout benefiting from double glazing and gas central heating throughout. The outside of the property offers a generous enclosed garden, off road parking and garage which has been partly converted to a home office. The residence benefits from the remainder of a 10 year NHBC guarantee. EPC Rating B. Council Tax Band D.**



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## Changing Lifestyles

**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** - 9'6" x 6'4" (2.9m x 1.93m)  
Stairs leading to first floor landing. Under stair storage.

**Kitchen/ Dining Room** - 15'6" x 10'8" (4.72m x 3.25m)

A fitted range of modern wall and base mounted units incorporating a stainless steel sink/drainers with mixer taps. Integrated 4 ring gas hob with extractor hood over, built in eye level oven and microwave. Built in fridge/freezer and dishwasher. Ample space for dining table and chairs. Window to side elevation and patio doors to leading to the garden.

**Living Room** - 15'7" x 10'11" (4.75m x 3.33m)

Light and airy dual aspect room with bay windows to front and windows to the side elevation.

**WC** - 5' x 4'10" (1.52m x 1.47m)

Comprising of a concealed cistern WC, pedestal hand wash basin. Space for washing machine. Airing cupboard.

### First Floor Landing

**Bedroom 1** - 9'2" x 9'9" (2.8m x 2.97m)

Double bedroom with bay window to front elevation. Built in wardrobe. Door leading to En-suite.

**En-Suite Shower Room** - 6'11" x 4'4" (2.1m x 1.32m)

Comprising of an enclosed walk in shower with mains fed shower over, concealed cistern WC and wall hung hand wash basin. Heated towel rail. Extractor fan. Frosted window to side elevation.

**Bedroom 2** - 8'7" x 11' (2.62m x 3.35m)

Double bedroom with bay window to front elevation.

**Bedroom 3** - 6'10" x 10'10" (2.08m x 3.3m)

Window to side elevation.

**Bathroom** - 5'6" x 6'11" (1.68m x 2.1m)

Comprising of an enclosed panel bath with mains fed shower over, concealed cistern WC and wall hung hand wash basin. Heated towel rail. Extractor fan.

**Outside** - To the front, the property provides off road parking space with access to the garage with a pedestrian gate leading to the rear garden. At the rear of the property the garden is mainly laid to lawn with mature shrubs and pond.

**Office** - 11' x 8'6" (3.35m x 2.6m)

Useful and versatile space with door leading to the garden.

**Garage** - 7'3" x 9'7" (2.2m x 2.92m)

Up and over entrance door. Light and power connected.

**Service Charge** - The vendors have informed the agent a service charge is payable for the upkeep of the communal grounds on the Shorelands estate. Cost and review date TBC.

**Agents Notes** - It is understood from the vendors that the property comes with the remainder of a 10 year NHBC granted in 2016.

**Services** - Mains electric, gas and drainage.

**EPC** - Rating B.

**Council Tax** - Band D.

#### Mobile Coverage

EE ●  
Vodafone ●  
Three ●  
O2 ●

#### Broadband

Basic 12 Mbps  
Superfast 76 Mbps  
Ultrafast 1000 Mbps

#### Satellite / Fibre TV Availability

BT ✓  
Sky ✓  
Virgin ✗

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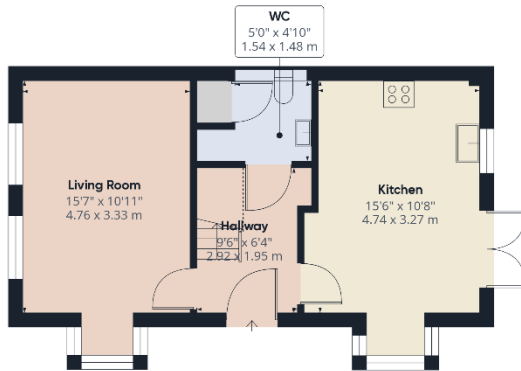


## Have a property to sell or let?

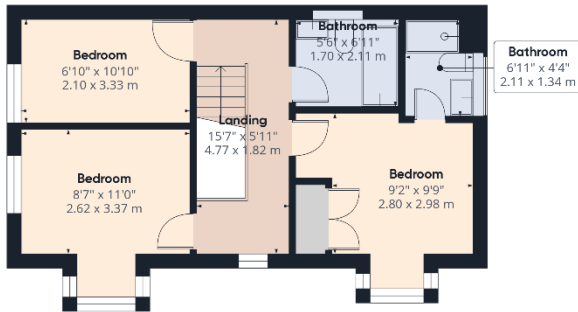
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

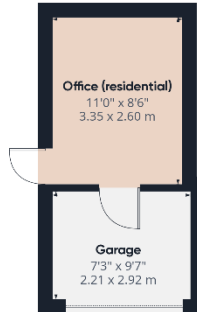
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1098.58 ft<sup>2</sup>  
102.06 m<sup>2</sup>

**Reduced headroom**

10.75 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

### 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 onto Widgeon Road taking the next left hand turn into Fulmar Road and the next left again onto Pintail Close where number 1 will be found immediately on your left hand side.