



Bond
Oxborough
Phillips

Changing Lifestyles

3 Lapwing Row
Bude
Cornwall
EX23 8GL

Asking Price: £475,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

3 Lapwing Row, Bude, Cornwall, EX23 8GL



- 4 BEDROOMS (1 ENSUITE)
- DETACHED PROPERTY
- SUPERBLY PRESENTED THROUGHOUT
- DETACHED DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- LANDSCAPED REAR GARDENS
- SOUGHT AFTER LOCATION
- REMAINDER OF A 10 YEAR NHBC
- COUNCIL TAX BAND E
- EPC: B



An opportunity to acquire this superbly presented 4 bedroom, 1 en suite, detached family home in this most sought after and convenient new development being a short walk from the local schools, amenities and beaches. The property offers generous accommodation throughout with the benefit of gas fired central heating complemented by double glazed windows. Enclosed professionally landscaped rear garden, extensive driveway providing ample off road parking and detached double garage. The residence benefits from the remainder of a 10 year NHBC guarantee. EPC Rating B.



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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 it's 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.



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Entrance Hall - Staircase leading to first floor landing. Built in under stair cupboard.

Living Room - 11'1" x 16'6" (3.38m x 5.03m)
A light and airy dual aspect reception room.

Kitchen Dining Room - 25'6" x 11'1" (7.77m x 3.38m)
A superb room with fitted kitchen comprising an extensive range of base and wall mounted cupboard units with work surfaces over incorporating a stainless steel 1½ single drainer sink unit with mixer taps, integrated eye level double oven, 5 ring Hotpoint gas hob with extractor system over and built in Hotpoint double oven. Integrated fridge and freezer, dishwasher and window to rear elevation. Wall mounted gas boiler. Breakfast bar. Ample space for large dining table and chairs, Bi-Fold doors opening out onto the landscaped rear gardens.

Study - 6'7" x 6'7" (2m x 2m)
Window to front elevation.

WC/Utility Room - 6'7" x 6'7" (2m x 2m)
Low level WC, pedestal hand wash basin. Integrated washing machine and space for tumble dryer.

First Floor Landing - Useful built in airing cupboard. Loft hatch providing access to the loft

Bedroom 1 - 11'4" x 14'9" (3.45m x 4.5m)
Double bedroom with a walk-in wardrobe area and window to front elevation. Door to:

En-Suite - 6'11" x 4'7" (2.1m x 1.4m)
Walk in double shower with 'Drench' shower over, wall hung wash hand basin, concealed cistern WC, heated towel rail and frosted window to side elevation.

Bedroom 2 - 9'10" x 10'2" (3m x 3.1m)
Double bedroom with built in wardrobes. Window to front elevation enjoying views across the surrounding countryside.

Bedroom 3 - 11'3" x 8' (3.43m x 2.44m)
Double bedroom with built in wardrobes. Window to rear elevation.

Bedroom 4 - 9'10" x 8'1" (3m x 2.46m)
Double bedroom with built in wardrobes. Window to rear elevation.

Bathroom - 5'6" x 7'1" (1.68m x 2.16m)
Comprising of an enclosed panel bath with mains fed shower over, concealed cistern WC, wall hung wash hand basin, heated towel rail. Frosted window to side elevation.

Garage - 17'9" x 18'3" (5.4m x 5.56m)
Up and over twin garage doors. Power and light connected.

Outside - The property is situated towards the end of the row and a tarmac driveway provides ample off road parking area with access to the detached double garage. Pedestrian access to both sides of the property leads to the generous sized landscaped rear gardens with terraced lawn area and paved patio area positioned in the corner of the garden providing a sunny spot for al-fresco dining a further paved patio area adjoins the rear of the residence.

Agents Note - It is understood from the vendors that the property comes with the remainder of a 10 year NHBC granted in 2020. It is understood that when the site is finished owners will pay a service charge for the upkeep of the communal areas. Charge to be confirmed.

Services - Mains gas, electric and drainage.

EPC - Rating B.

Council Tax Band - E.

Mobile Coverage		Broadband	
EE	●	Basic	12 Mbps
Vodafone	●	Superfast	71 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

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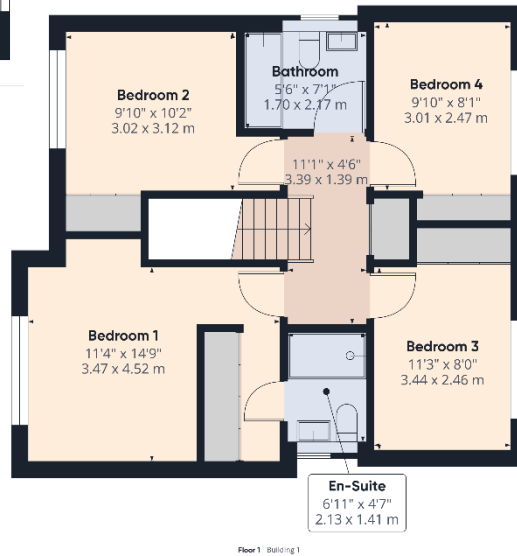
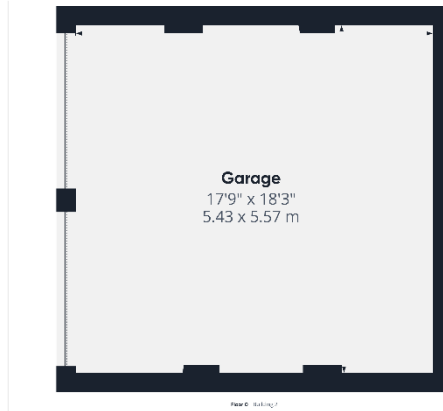
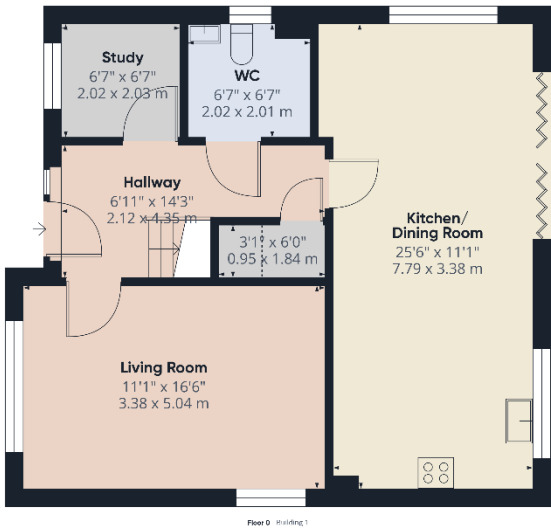
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Proceed out of Bude towards the A39, turning right at Kings Hill. Upon reaching the A39 turn left, proceed along this road for 0.5 miles and then take the left hand turning onto Wigeon Road. Continue along this road taking the second left hand turn onto Lapwing Row, where number 3 will be found towards the end of the row on the right hand side.

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

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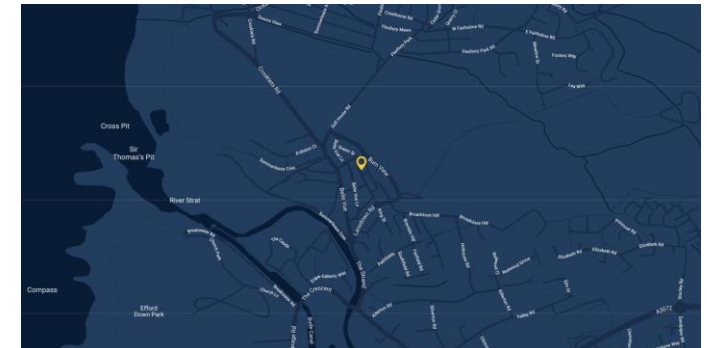
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