



Bond
Oxborough
Phillips

Changing Lifestyles

1 Bramble Hill
Bude
Cornwall
EX23 8DG

Asking Price: £350,000 Freehold



Changing Lifestyles

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1 Bramble Hill, Bude, Cornwall, EX23 8DG



- 5 BEDROOMS
- 2 RECEPTION ROOMS
- THREE STOREY RESIDENCE
- TOWN CENTRE LOCATION
- WALKING DISTANCE OF LOCAL AMENITIES, BEACH AND CANAL
- REQUIRING SOME MODERNISATION
- SPACIOUS AND VERSATILE ACCOMMODATION
- NO ONWARD CHAIN



Enjoying a most desirable location within a stones throw of the town centre and a short walk to the canal and beaches, An exciting opportunity to acquire a 5 Bedroom, 2 reception room requiring some modernisation. Spacious and versatile living space throughout, arranged over 3 floors with the benefit of double glazed windows. Enclosed courtyard front garden. Available with no onward chain. Council Tax Band C. EPC rating G.



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The property enjoys a convenient central location within 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. The town of Bude lies amidst the rugged North Cornish coastline famed for its many 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 and coastal walks etc. The bustling market town of Bude lies some 10 miles inland, whilst the Port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch - 4' x 3' (1.22m x 0.91m)

Entrance Hall - Staircase leading to first and second floors.

Living Room - 13'6" x 11'5" (4.11m x 3.48m)
Feature fireplace and windows to front elevation.

Dining Room - 12'9" x 11'11" (3.89m x 3.63m)

Dual aspect reception room with feature fireplace and ample space for dining table and chairs. Door leads to the enclosed front courtyard garden.

Kitchen - 14'10" x 9'4" (4.52m x 2.84m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap and recess for oven. Useful built in cupboards and under stair cupboard. Space for breakfast table and chairs with window to side elevation.

Utility Room - 10'7" x 6'4" (3.23m x 1.93m)

Base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, space and plumbing for dishwasher, washing machine and space for tumble dryer. Built in pantry cupboard. Window to side elevation. Door to:

Rear Porch/Store Room - 18'11" x 9'1" (5.77m x 2.77m)

A useful store room perfect for surf boards and bikes. Door to WC.

First Floor Landing - Staircase leading to second floor landing. Window to side elevation.

Bedroom 1 - 11'9" x 9'6" (3.58m x 2.9m)

Double bedroom with built in wardrobe and dual aspect windows.

Bedroom 2 - 12'8" x 11'11" (3.86m x 3.63m)

Double bedroom with built in wardrobes and dual aspect windows.

Bedroom 3 - 12'8" x 11'7" (3.86m x 3.53m)

Double bedroom with feature fireplace and window to front elevation.

Shower Room - 12'1" x 6'1" (3.68m x 1.85m)

Enclosed double shower cubicle with electric shower over, low flush WC, vanity unit with inset wash hand basin, heated towel rail, window to side elevation.

Second Floor Landing - Built in cupboard.

Bedroom 4 - 12'9" x 11'8" (3.89m x 3.56m)

Double bedroom with window to front elevation enjoying sea glimpses. Access to under eaves storage.

Bedroom 5 - 13'9" x 7'5" (4.2m x 2.26m)

Window to rear elevation.

Outside - Front courtyard garden with brick wall providing an ideal spot for al fresco dining.

Services - Mains electric, water and drainage.

Council Tax - Band C

EPC - Rating G

Mobile Coverage

EE
Vodafone
Three
O2



Broadband

Basic
Superfast

19 Mbps
80 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.

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 our Bude office by foot turn left along Queen Street and upon reaching Lansdown Road turn left and then immediately right into Broadclose Hill whereupon just on the corner of Bramble Hill number 1 will be found.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	