



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

38 Wigeon Road  
Bude  
Cornwall  
EX23 8FS

**Asking Price: £465,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

38 Wigeon Road, Bude, Cornwall, EX23 8FS



- 4 BEDROOMS (1 ENSUITE)
- DETACHED PROPERTY
- SPACIOUS ACCOMMODATION THROUGHOUT
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- LEVEL REAR GARDENS
- WALKING DISTANCE OF LOCAL AMENITIES AND SCHOOLS
- REMAINDER OF A 10 YEAR NHBC



An opportunity to acquire this 4 bedroom, 1 ensuite, 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 spacious accommodation throughout with the benefit of gas fired central heating complemented by double glazed windows. Enclosed level rear garden, driveway providing ample off road parking and double garage. The residence benefits from the remainder of a 10 year NHBC guarantee. EPC Rating B. Council Tax Band E.



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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.



**Entrance Hall** - 14'2" x 6'10" (4.32m x 2.08m)

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

**Living Room** - 16'5" x 10'11" (5m x 3.33m)

A light and airy dual aspect reception room with windows to front and side elevation.

**Kitchen/Dining Room** - 11' x 25'3" (3.35m x 7.7m)

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 1 ½ sink/drainage unit with mixer taps, 5 ring Hotpoint gas hob with extractor system over and built in Hotpoint double oven. Space for American style fridge/freezer, integrated 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** - 6'5" x 6'6" (1.96m x 1.98m)

Window to front elevation.

**WC/Utility Room** - 6'7" x 6'6" (2m x 1.98m)

Low level WC, pedestal hand wash basin. Integrated washing machine and tumble dryer.

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

**Bedroom 1** - 14'6" x 11'3" (4.42m x 3.43m)

Double bedroom with a walk-in wardrobe area and window to front elevation. Door to:

**Ensuite** - 3'9" x 7'6" (1.14m x 2.29m)

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** - 9'11" x 9'10" (3.02m x 3m)

Double bedroom with window to

**Bedroom 3** - 8'2" x 13'2" (2.5m x 4.01m)

Window to rear elevation.

**Bedroom 4** - 8'1" x 11'9" (2.46m x 3.58m)

Window to rear elevation.

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

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.

**Double Garage** - 17'7" x 18'1" (5.36m x 5.5m)

Up and over twin garage doors. Power and light connected.

**Outside** - The property is situated on the end of a row and a tarmac driveway provides ample off road parking area with access to the detached double garage. Pedestrian access to the rear of the property leads to the enclosed rear gardens with terraced lawn area and paved patio area adjoining the rear of the residence providing a sunny spot for al-fresco dining.

**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, water and drainage.

**EPC** - Rating B

**Council Tax** - Band E

**Mobile Coverage**

- EE ●
- Vodafone ●
- Three ●
- O2 ●

**Broadband**

- Basic 12 Mbps
- Superfast 76 Mbps
- Ultrafast 1800 Mbps

**Satellite / Fibre TV Availability**

- BT ✓
- Sky ✓
- Virgin ✗



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>84</b>	
(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>		<b>EU Directive</b> 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 whereupon number 38 will be found on your left hand side just before the turning onto Lapwing Row.

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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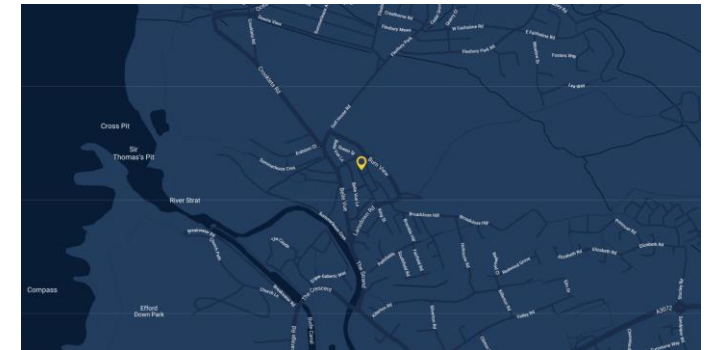
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to provide you with a free valuation of your home.

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