



8 Bede Haven Close



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Bude, Cornwall, EX23 8QF

Town Centre 0.6 miles - Beach 0.8 miles

A superbly presented detached family home within a popular area within the town and less than a mile from the beach and town centre.

- Detached family home
- Kitchen
- Bedroom 5/Playroom (En suite)
- Garden shed/home office
- Council Tax Band: D
- Open plan kitchen/living room
- 4/5 Bedrooms
- Generous garden
- Off road parking
- Freehold

Guide Price £399,950

Situated in a popular residential area of Bude, the property is within walking distance of the canal, beach, and town centre. Bude offers extensive sandy beaches, scenic coastal walks, and a range of amenities including supermarkets, independent shops, cafes and restaurants.

A most impressive detached 4/5 bedroom family home offering ample off road parking and a generous rear garden. The property offers a welcoming entrance hall with useful downstairs storage and stairs to the first floor. The principal reception room is bright and spacious, featuring a fireplace with gas fire, a front window, and sliding doors to the rear garden.

The kitchen is fitted with a range of wall and base units, work surfaces with inset sink, built-in gas hob with extractor, dual ovens, and integrated dishwasher. There is space for a tall fridge freezer, a rear door to the garden, and a serving hatch to the dining area.

A versatile ground-floor room, currently used as a playroom, could also serve as a fifth bedroom. This leads to a shower room/utility with shower, WC, wash basin, heated towel rail, space for a washing machine, and a cupboard housing the gas boiler.

Upstairs, 4 well-proportioned bedrooms are served by a family bathroom with panelled bath, drench shower, vanity unit with wash basin, WC, and heated towel rail.

Outside, the property is approached over a tarmac driveway providing ample off-road parking, with a lawned area to the side.

To the rear, the generous south west-facing garden is laid to lawn and bordered by mature hedging and established shrubs. A paved patio adjoins the property, offering the perfect setting for outdoor dining and entertaining. A useful timber workshop/office is positioned within the garden, complete with power and light connected.

Services: Mains electricity, water and drainage. Mains gas central heating. Broadband: Superfast and Standard ADSL. Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

Viewings: Strictly by prior appointment with the vendor's sole appointed agents, Stags.

Directions: What3words.com: ///crisps.unions.chess





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

Kensley House, 18 Western
Road, Launceston, PL15
7AS

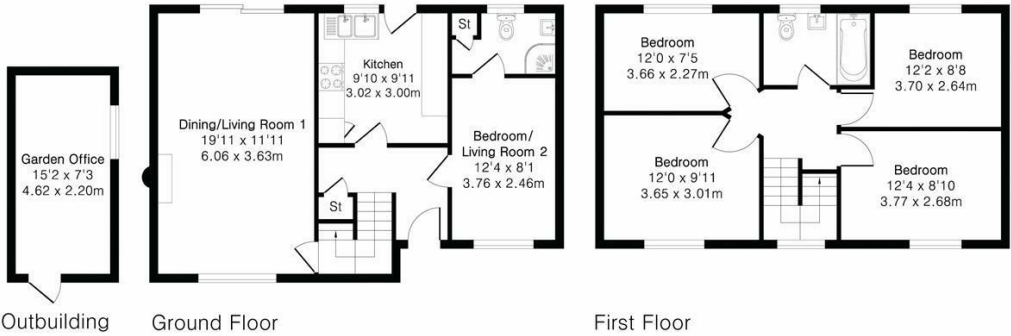
launceston@stags.co.uk
01566 774999

**Approximate Gross Internal Area 1094 sq ft - 102 sq m
(Excluding Outbuilding)**

Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 524 sq ft – 49 sq m

Outbuilding Area 109 sq ft – 10 sq m



For Identification only Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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