



32 Lynstone Road

Bude, Cornwall, EX23 8LR

KIVELLS

32 Lynstone Road

Bude, Cornwall, EX23 8LR

£350,000 Guide Price

Spacious three bedroom semi-detached house

Conveniently located within walking distance of the beach and town centre

Generous front and rear gardens with off-street parking

Excellent potential to add value through modernisation and improvement

Offered for sale with no onward chain

EPC Rating: E





Description

Situated in a popular residential location, this spacious three-bedroom semi-detached home offers well-proportioned accommodation throughout, complemented by a generous rear garden and providing an excellent opportunity for an incoming purchaser to modernise and add value.

The accommodation briefly comprises an entrance hallway, spacious living room, dining room and kitchen, together with a conservatory providing direct access to the rear garden. A useful store and external WC complete the ground floor accommodation. To the first floor are two well-proportioned double bedrooms, a third bedroom and family bathroom.

Outside, the property benefits from off-road parking for two to three vehicles, together with generous gardens to both the front and rear, predominantly laid to lawn and bordered by established hedging and planting.

Offering excellent potential throughout, the property presents an exciting opportunity to create a comfortable family home. An internal viewing is highly recommended.

Situation

The property occupies a prime position within easy walking distance of the town centre and beach with the South West Coast Path close at hand, offering spectacular walks with far-reaching views across the coastline.

The town of Bude itself provides a wide range of amenities, including independent shops, public houses and well-regarded restaurants, along with excellent leisure facilities such as a pool, floodlit all-weather tennis courts and an impressive 18-hole links golf course. In addition, there are two popular sandy beaches and a good selection of both primary and secondary schools.

The thriving market town of Holsworthy lies approximately 10 miles inland, whilst the port town of Bideford is around 28 miles to the north-east, with onward connections towards Barnstaple, Tiverton and the M5 motorway network.

Accommodation

ENTRANCE HALL

Entrance door opening into the hallway with stairs rising to the first floor and doors serving the ground floor accommodation.

LIVING ROOM

A spacious reception room with a bay window to the front elevation. Feature fireplace and ample space for a range of living room furniture.

DINING ROOM

A well-proportioned second reception room with space for a dining table and chairs. Alcove storage with a log burner creating an attractive focal point. Window to the front elevation and door providing access to the kitchen.

KITCHEN

Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space and plumbing for appliances. Window to the rear elevation and access through to the conservatory.

CONSERVATORY

Windows to the rear elevation and door providing direct access outside.

STORE

A useful storage area.

WC

Low-level WC. External access door.

FIRST FLOOR LANDING

Window to the rear elevation. Doors serving the first floor accommodation.

BEDROOM ONE

A generous double bedroom with a bay window to the front elevation and ample space for bedroom furniture.

BEDROOM TWO

A further well-proportioned double bedroom with window to the front elevation and space for bedroom furniture.

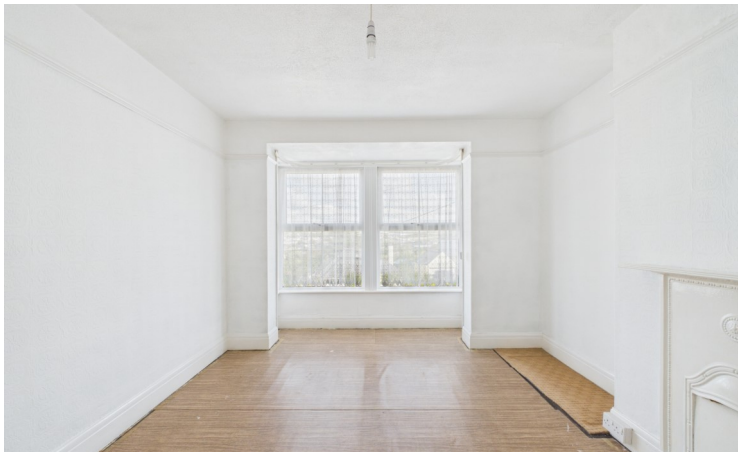
BEDROOM THREE

A useful third bedroom with window to the rear elevation.

BATHROOM

Fitted with a bath with electric shower over, wash hand basin and low-level WC. Obscured windows to the rear elevation.





Outside

The property is approached via off-road parking for two to three vehicles. To the front is a generous garden, predominantly laid to lawn with hedging to either side. A pathway leads to the front entrance, with a selection of established shrubs and planting.

To the rear is a generous enclosed garden, predominantly laid to lawn and bordered by mature hedging. A pathway extends through the garden to a timber storage shed, with the overall space offering considerable scope for further landscaping and providing an excellent area for outdoor seating and entertaining.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, gas, electricity and drainage.



EE Rating - E



Council Tax Band - C



Directions

What3Words - ///heartache.give.clap



Virtual Tour

Available upon request

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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