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Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

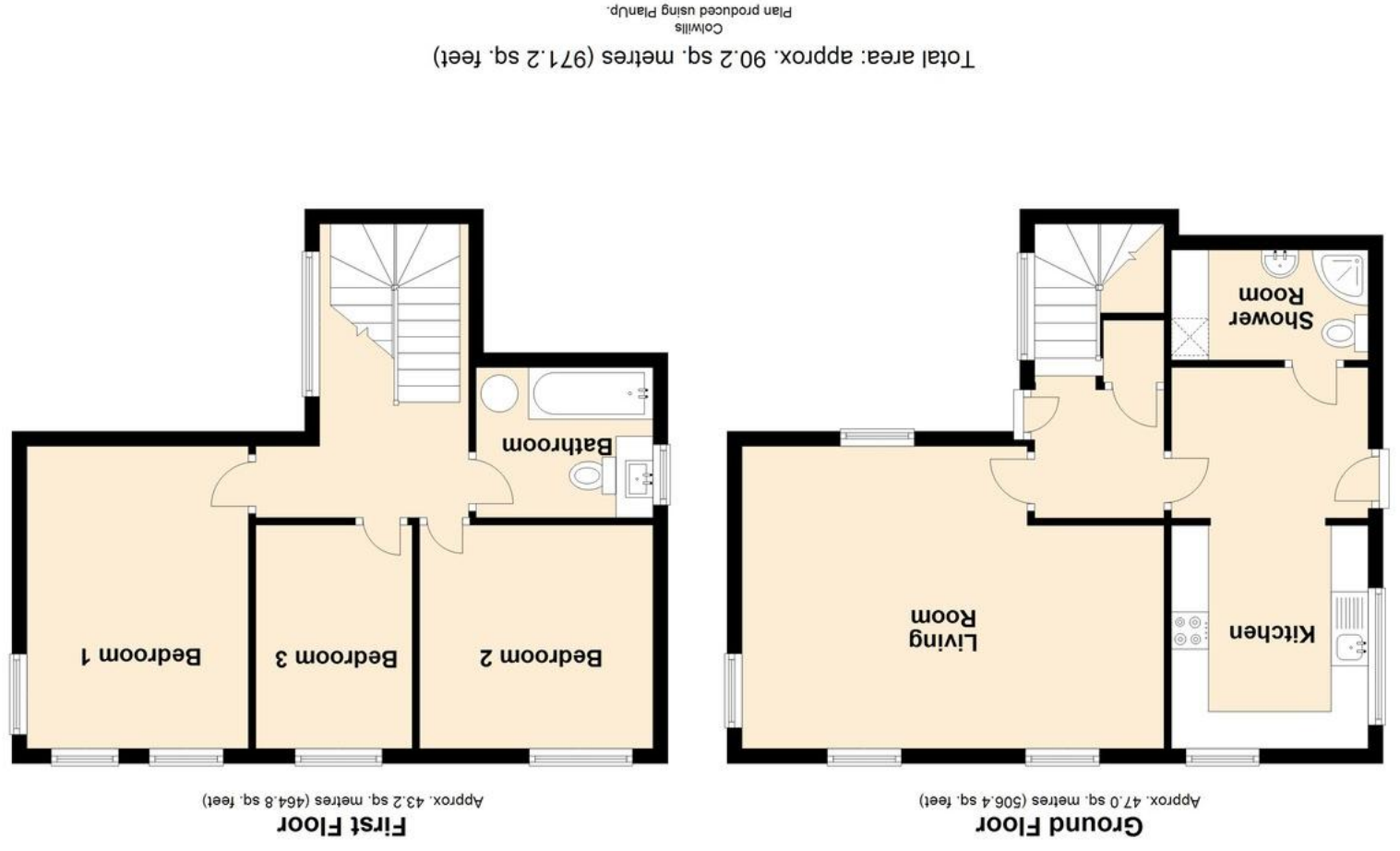
England & Wales
 EU Directive
 2002/91/EC
 www.epca.gov.uk

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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...



52 Ocean View Road

Bude, Cornwall, EX23 8NL

Price £500,000

- Spacious and well presented detached family home
- Highly sought after location within Flexbury, approximately 500 yards from Crooklets beach
- Triple aspect lounge dining room, modern kitchen, utility/shower room
- Three first floor bedrooms and separate shower room
- Generous enclosed gardens, off road parking. Available with no onward chain

The property professionals

52 Ocean View Road

Bude, Cornwall, EX23 8NL

Price £500,000

52 Ocean View Road is a spacious and well presented detached family home, set on a generous plot in the desirable Flexbury area. Positioned just 500 yards from Crooklets Beach and within easy walking distance of the town centre

Internally the property offers an entrance hall, a triple aspect lounge/dining room, a modern kitchen, utility/ ground floor shower room. On the first floor there are three bedrooms and a shower room.

Externally, the property benefits from extensive off-road parking and generous gardens to both the front and rear, predominantly laid to lawn. Offered with no onward chain, this home presents a rare opportunity in a highly sought-after location.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door with matching window to side to the side, stairs ascending to the first floor with door to under stairs storage cupboard. Radiator.

Oak doors serve the following rooms:-

LOUNGE DINING ROOM

18' 10" (Reducing to 12'06") x 13' 05" (5.74m x 4.09m) A bright and spacious triple aspect reception room with twin UPVC double glazed windows to the front elevation, matching window to side and further window to rear all overlooking the enclosed gardens. Coved ceiling, feature fireplace with inset electric fire and two radiators.

KITCHEN

9' 11" x 8' 9" (3.02m x 2.67m) A bright and spacious dual aspect room with UPVC double glazed windows to the front and side elevations overlooking the gardens, coat hanging space, UPVC double glazed door to the side elevation and radiator.

The kitchen is finished with a range of matching light grey wall and base units with fitted work surface. Inset stainless steel sink and drainer with mixer tap, inset electric hob, integrated electric oven,

integrated fridge freezer and space and plumbing for dishwasher.

UTILITY/SHOWER ROOM

8' 3" x 4' 11" (2.51m x 1.5m) UPVC obscure double glazed window to the side elevation, loft hatch access, wall mounted consumer unit, space and plumbing for washing machine and wall mounted Glow worm gas fired boiler. Quadrant shower enclosure with mains fed shower, wall mounted wash and basin and pushbutton low flush WC.

FIRST FLOOR

Loft hatch access and oak doors serve the following rooms:-

BEDROOM ONE

13' 5" x 9' 10" (4.09m x 3m) A bright and spacious principal dual aspect double bedroom with UPVC double glazed windows to the front and side elevations. Coved ceiling and radiator.

BEDROOM TWO

10' 4" x 9' 10" (3.15m x 3m) A spacious double bedroom with UPVC double glazed window to the front elevation. Coved ceiling and radiator.

BEDROOM THREE

9' 10" x 6' 11" (3m x 2.11m) A single bedroom with a UPVC double glazed window to the front elevation. Coved ceiling and radiator.



SHOWER ROOM

7' 10" x 6' 8" (2.39m x 2.03m) UPVC obscure double glazed window to the side of elevation, double shower enclosure with soak head shower and separate hand attachment, vanity unit with inset basin, toilet bowl with concealed cistern, radiator and door to linen cupboard.

OUTSIDE

To the front of the property the garden is laid to lawn with established planting and hedge to the side boundary. Bricked paved off road parking for a number of vehicles which leads down to a useful garden shed. Side gate opens to the generous enclosed rear garden which again is laid to lawn with the continuation of the hedge boundary and seating area to one side.

COUNCIL TAX

D

SERVICES

All mains services are connected

TENURE

Freehold

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Town proceed up Belle Vue and then descend down the hill past Sainsburys and follow this road down and around and take the left into Ocean View Road. The property will be found a short distance up on the left-hand side on the Corner of Ocean View Road and West Park Road.

