



1 Blanchminster Road



STAGS

1 Blanchminster Road

Bude, Cornwall, EX23 8DF

Town Centre 0.2 miles - Beach 0.6 miles - Widemouth Bay 3.2 miles

A spacious and superbly presented 4 bedroom property located in the popular seaside town of Bude.

- Open Plan Kitchen/Living Area
- Seaside Location
- Immaculately Presented
- Family Bathroom & Two En-suites
- Council Tax Band: D
- 4 Double Bedrooms
- No Onward Chain
- Single Garage And Parking
- Decked Rear Garden
- Freehold

Guide Price £399,950

This spacious four bedroom semi-detached property is very well presented and offers superb open plan living. The property is conveniently located within easy walking distance to the centre of the seaside town of Bude which offers extensive sandy beaches, superb coastal walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal. Bude provides a full range of amenities including: Several supermarkets, a wide choice of pubs, restaurants, cafes and independent shops. The primary and secondary schools, both with good Ofsted ratings and are within walking distance of the property.

The front door opens into a spacious entrance hall with original wood floors and doors off to the open plan living and kitchen area, with a bespoke fitted kitchen comprising: wall and base units, Corian worktops and window sill, inset double sink, including an integrated dishwasher, built-in oven with gas hob and extractor hood, and space for fridge freezer.

The open plan living offers plenty of dining space and reception space with a fireplace housing a wood burning stove. The living area benefits from underfloor heating, as well as separate double doors leading out to a patio area at the front and a decked rear garden.

The downstairs also offers an additional spacious ground floor room with an en-suite and patio doors to rear decking, ideal as a fourth bedroom, snug, or office.

The ground floor is completed by a WC with a wash hand basin.

The first floor offers 3 double bedrooms, with bedroom one offering an en-suite shower room. The two further double bedrooms have fitted wash basins.

Family bathroom with WC, wash hand basin and a bath with a shower over.

To the front of the property there is an area of patio with a raised flower bed.

To the side there is off road parking for 2 vehicles in front of a single garage. There is an enclosed decked garden that offers another raised flower bed.

Services: Mains electricity, water and drainage. Mains gas central heating, upvc double glazed windows. Broadband availability: Ultrafast, Superfast and Standard ADSL Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

Directions: [What3words.com: ///drags.wanted.ignoring](http://What3words.com:///drags.wanted.ignoring)

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





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.

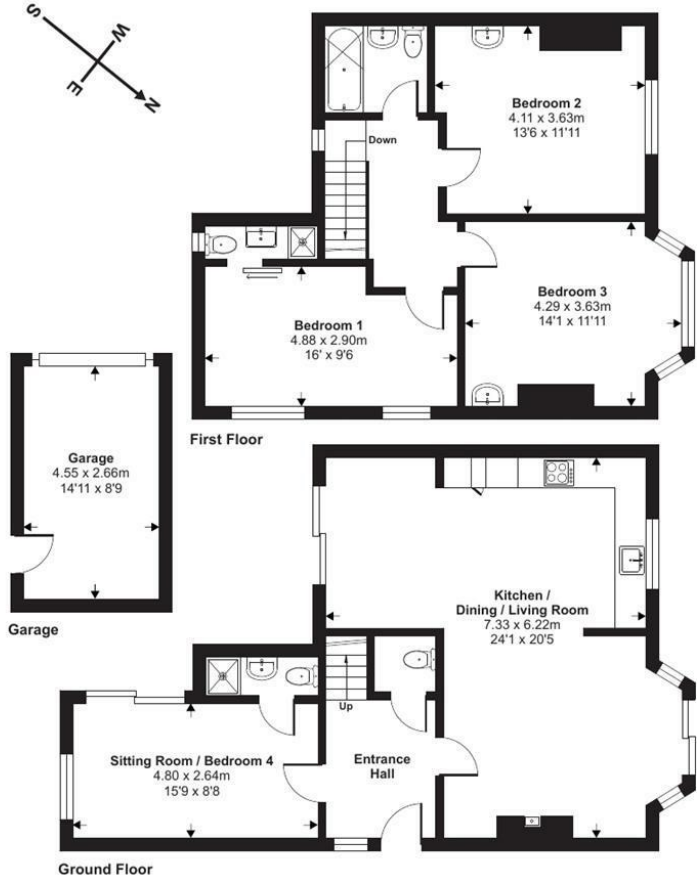


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			69
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1292 sq ft / 120 sq m
Garage = 130 sq ft / 12 sq m
Total = 1422 sq ft / 132 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1312287