



41 Bede Haven Close

Bude, Cornwall, EX23 8QF



41 Bede Haven Close

Bude, Cornwall, EX23 8QF

£299,000

Wonderfully renovated three bedroom detached bungalow

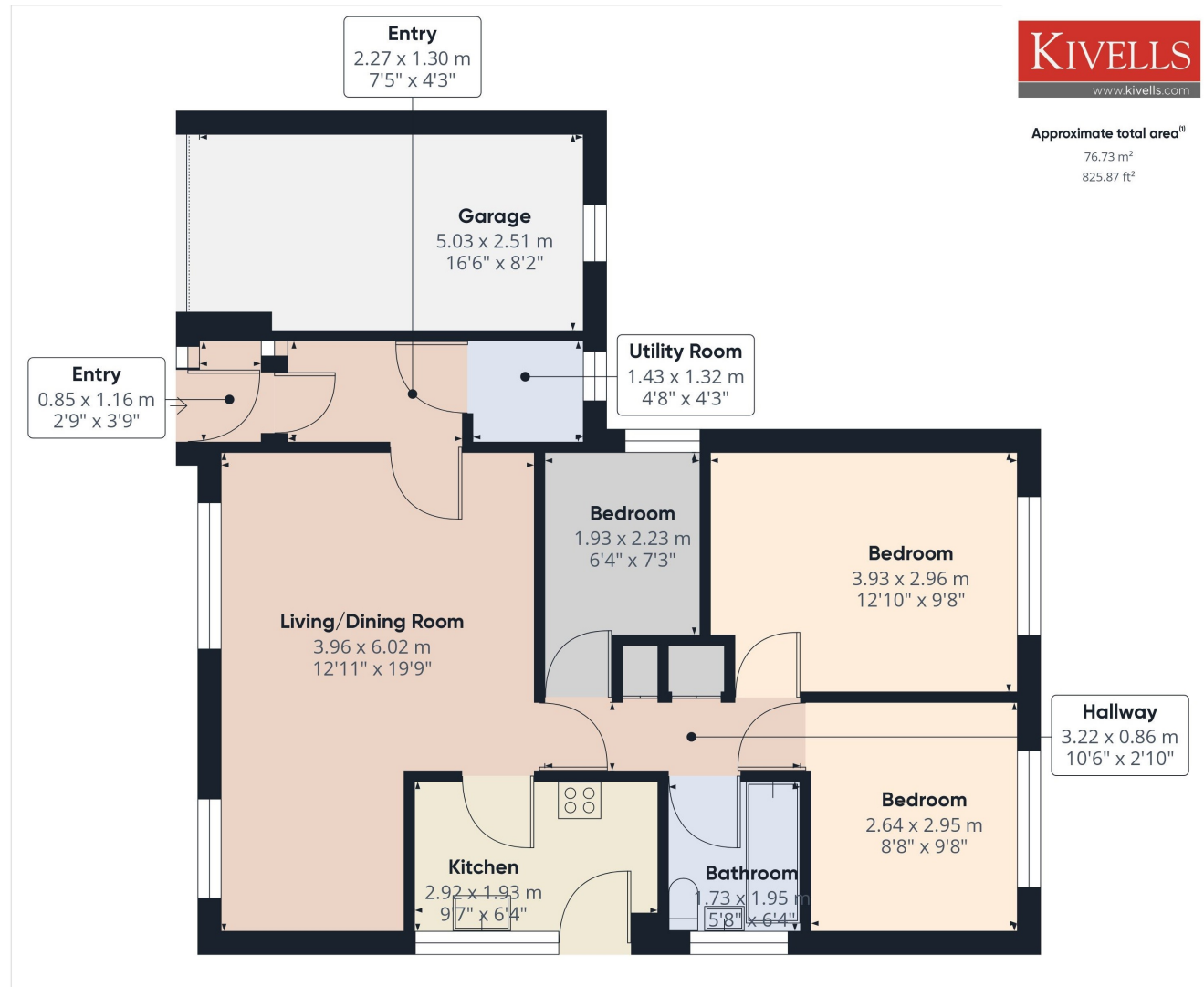
Desirable yet quiet cul-de-sac

Garage and off-road parking

Enclosed rear garden

Mains gas, central heating and uPVC double glazing.

Offered for sale with no onward chain.



LOCATION

Set in this popular residential area, within walking distance of the Secondary school, supermarkets and Leisure Centre. A regular bus service stops nearby in berries avenue, providing transport to the town where you will find a comprehensive range of shopping, business and leisure facilities including swimming pool, all weather floodlit tennis courts and an 18 hole golf course. The town has both primary and secondary schooling and two popular sandy beaches with exhilarating surf. The A39 'Atlantic Highway' is only about half a mile away and provides excellent access North to the larger towns of Bideford and Barnstaple and south further on down into Cornwall.

K

Description

A beautifully renovated three-bedroom detached bungalow, perfectly positioned in a desirable yet peaceful cul-de-sac and available with no onward chain. This well presented home benefits from uPVC double glazing and mains gas central heating throughout.

The well-designed layout includes an entrance hall, utility room, a spacious open-plan living / dining area, modern kitchen, three bedrooms (two doubles) and a well-appointed family bathroom. Offering excellent potential for further enhancement, the property provides an opportunity to convert the garage into additional accommodation or create a seamless open-plan kitchen/living space.

Bungalows of this quality and location are rarely available with an internal viewing coming highly recommended.

Services

Mains water, electricity and drainage.

Tenure

Freehold



EE Rating - TBC



Council Tax Band - D



Directions

What3Words - ///convinced.included.chariots



Virtual Tour

Available upon request

Accommodation

UTILITY ROOM

Useful space with further potential to create a cloak-room. uPVC double glazed opaque window to the rear aspect. Ceiling light, space and plumbing for washing machine and tumble dryer, continuation of LVT flooring.

LIVING/DINING ROOM

A superbly presented dual aspect room with two large uPVC double glazed windows to the front aspect. Ceiling light, ample space for living and dining furniture, radiators, continuation of flooring. Doors to:

KITCHEN

Range of matching eye and base level units with roll top worksurface over incorporating 1 ½ stainless steel sink/drain unit and electric hob with extractor hood over and built-in oven below. Side aspect uPVC double glazed window and uPVC double glazed opaque door, ceiling light, built-in fridge. continuation of flooring.

FAMILY BATHROOM

Matching modern three-piece suite comprising panel enclosed bath with shower over and tile splash back, low level flush WC and pedestal hand wash basin. uPVC double glazed opaque window to the rear aspect, ceiling light, chrome towel rail, continuation of flooring.

BEDROOM THREE

Rear aspect uPVC double glazed window, ceiling light space for bedroom furniture, radiator, fitted carpet.

BEDROOM ONE

Spacious and bright double bedroom with large uPVC double glazed window to the rear aspect, ceiling light, space for bedroom furniture, radiator, continuation of LVT flooring.

BEDROOM TWO

Double bedroom with large uPVC double glazed window to the rear aspect, ceiling light, radiator and fitted carpet.

SINGLE GARAGE

Up-and-over door to the front and uPVC double glazed window to the rear. Power and lighting, rafter storage.

OUTSIDE

The front garden is principally laid to gravel with a small patio area offering a sunny seating spot. A pedestrian gate lends access to the side of the property leading to the rear garden, which is chiefly laid to lawn, offering a blank canvas for keen gardeners or a fully enclosed area to enjoy.

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.



Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

Find us on [f](#) [X](#) [@](#) [v](#) [in](#)

Disclaimer - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.