



13 Westby Road

Bude, Cornwall, EX23 8DE

KIVELLS

13 Westby Road

Bude, Cornwall, EX23 8DE

£365,000 Guide Price

Three-bedroom detached house

Ideally located within walking distance of schools, the beach and the town centre

Spacious accommodation throughout

Private, low maintenance rear garden

Off-street parking for two vehicles

Offered for sale with no onward chain

EPC Rating: D





Description

Situated on Westby Road, a sought-after and convenient location close to a range of local amenities, including schools and the beach, this property offers spacious accommodation throughout.

The accommodation briefly comprises a kitchen, dining room, living room, utility room and WC on the ground floor. Upstairs, there are three double bedrooms and a family bathroom.

Externally, to the front of the property there is off-street parking for two vehicles and a small lawned garden. To the rear, the garden is private and low maintenance, featuring a raised decking area—perfect for enjoying the evening sun.

An internal viewing is highly recommended.

Situation

Ideally positioned within walking distance of the social, commercial and shopping amenities of Bude town centre, from Westby Road, there is convenient pedestrian access to Summerleaze Beach and the heart of the town. Both primary and secondary schools are also easily accessible.

Bude is surrounded by areas of outstanding natural beauty in every direction. To the west lies Bodmin Moor, offering expansive open spaces ideal for walking, while to the east is the dramatic landscape of Dartmoor National Park. To the south, the picturesque Tamar Valley, rich in 18th-century mining history, provides a more secluded setting.

The town is well connected via Launceston (approximately 20 miles), where access to the A30 dual carriageway provides links throughout Cornwall and Devon. Continuing east beyond Launceston (a further 42 miles), Exeter offers intercity rail connections, access to the M5 motorway and an international airport.

Accommodation

ENTRANCE

Entrance via an obscure part-glazed uPVC door into:

HALLWAY

Stairs rising to the first floor. Access to airing cupboard. Fitted carpet and radiator.

LIVING ROOM

A spacious dual-aspect reception room offering ample space for a range of living room furniture. Featuring a central gas-effect log fireplace set on a slate hearth with a wooden mantel over. Windows to the front and rear elevations, with a door providing access to the rear garden. Fitted carpet and radiators.

KITCHEN

Fitted with a range of eye and base-level units with work surfaces over and a stainless steel inset sink with separate taps. Cookmaster oven with hob and extractor fan above, complemented by a tiled surround. Space for a fridge/freezer and slimline dishwasher. Window to the rear elevation and stable door opening to the garden. Vinyl flooring and radiator.

DINING ROOM

A well-proportioned room with space for a large dining table and additional furniture. Window to the front elevation. Fitted carpet and radiator. Door leading to:

UTILITY ROOM

Fitted with a range of eye and base-level units with work surfaces over and a stainless steel inset sink. Space and plumbing for a washing machine and tumble dryer. Window to the rear elevation and side access door. Boiler, laminate flooring and radiator.

WC

Comprising WC and hand wash basin. Laminate flooring, extractor fan and radiator.

FIRST FLOOR

LANDING

Window to the front elevation. Fitted carpet and access to loft hatch.

BEDROOM ONE

A generous double bedroom with a window to the front elevation enjoying far-reaching views towards the town. Ample space for a king-size bed and additional bedroom furniture. Fitted carpet and radiator.

BATHROOM

Fitted with a three-piece suite comprising a WC, hand wash basin and bath with shower over, complete with shower curtain and Aquaboard surround. Obscure window to the rear elevation. Laminate flooring and radiator.





BEDROOM TWO

A well-proportioned double bedroom with space for a range of furniture. Window to the rear elevation. Fitted carpet and radiator.

BEDROOM THREE

Another double bedroom with space for bedroom furniture. Window to the rear elevation. Fitted carpet and radiator.



OUTSIDE

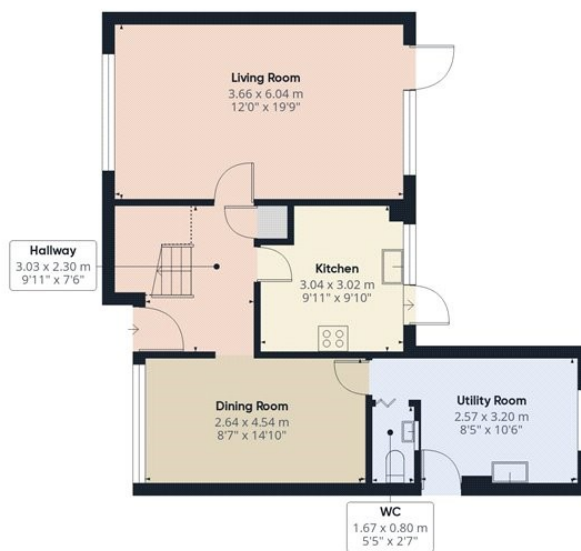
To the front of the property, a brick-paved driveway provides off-street parking for two vehicles, alongside a small enclosed garden with an area laid to lawn and flowerbeds to the borders. A side gate offers access to the rear garden, where a patio area adjoins the property.

The rear garden enjoys a desirable west-facing aspect and is designed for low maintenance, featuring a raised decking area ideal for making the most of the evening sun. The garden is fully enclosed with fencing to either side.



Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾

107.3 m²

1155 ft²

Reduced headroom

4.3 m²

46 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services

Mains gas, water, electricity and drainage.



EE Rating - D



Council Tax Band - D



Directions

What3Words - ///combining.retrial.ripen



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.

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.





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

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

Find us on [f](#) [x](#) [i](#) [v](#) [i](#)



Scan for material
Information