



51 Elizabeth Road

Bude, Cornwall, EX23 8AS

KIVELLS

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£350,000 Guide Price

Three-bedroom detached house

Within walking distance of the beach, schools
and town centre

Generous, enclosed rear garden

Off-street parking and garage

Offered for sale with no onward chain

EPC Rating: C





Description

A well-presented three-bedroom detached home, offered for sale with no onward chain and situated within easy walking distance of the beach, local schools and Bude town centre.

The accommodation briefly comprises a hallway, WC, spacious living room and a kitchen/dining room with doors opening onto the rear garden. To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from driveway parking leading to an integral garage, together with a generous enclosed rear garden, predominantly laid to lawn with a raised decked seating area, providing an excellent space for outdoor entertaining.

Situation

Elizabeth Road is a popular and convenient residential area within the sought-after coastal town of Bude. The property is ideally situated within easy reach of Morrisons and Lidl supermarkets, together with both primary and secondary schools. Bude town centre is within walking distance, as are the award-winning beaches of Summerleaze and Crooklets. The town offers an excellent range of independent shops, cafés and restaurants, together with leisure facilities including an 18-hole golf course, leisure centre with swimming pool and all-weather floodlit tennis courts.

The property also benefits from excellent access to the A39 Atlantic Highway, providing convenient links north to Bideford and Barnstaple, and south through North Cornwall. The cathedral city of Exeter is approximately 50 miles to the east, providing access to the M5 motorway, mainline rail services to London Paddington and Exeter International Airport.

Accommodation

Entrance via a wooden door into:

HALLWAY

Stairs rise to the first floor. Laminate flooring and radiator.

WC

Window to the front elevation. Comprising a WC and hand wash basin. Tiled flooring and radiator.

LIVING ROOM

Window to the front elevation. A well-proportioned reception room with space for a range of living room furniture. Useful understairs storage cupboard. Laminate flooring and radiators. Access to:

KITCHEN

Window to the rear elevation and French doors providing access to the garden. A range of base and eye level units with work surface over and inset one and a half bowl sink with mixer tap and drainer. Integrated oven with four-ring gas hob and extractor hood over with space for a dishwasher and fridge/freezer. Space for a dining table. Continuation of laminate flooring and radiator.

Stairs rise to:

LANDING

Window to the side elevation. Fitted carpet and radiator. Access to the loft hatch and airing cupboard.

BEDROOM ONE

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

BEDROOM THREE

Window to the rear elevation. A single bedroom, equally suited as a home office or nursery. Fitted carpet and radiator.

BEDROOM TWO

Window to the front elevation. Space for a double bed and bedroom furniture. Fitted wardrobe, carpet and radiator.

BATHROOM

Obscure window to the front elevation. A three-piece suite comprising a panel enclosed bath with shower over, hand wash basin and WC. Vinyl flooring and radiator.



Outside

The property is approached via a driveway providing off-road parking and access to the integral garage. A side gate provides access to the rear garden.

The enclosed rear garden is predominantly laid to lawn with a generous raised decked seating area adjoining the property. The garden also benefits from a greenhouse and a timber shed.

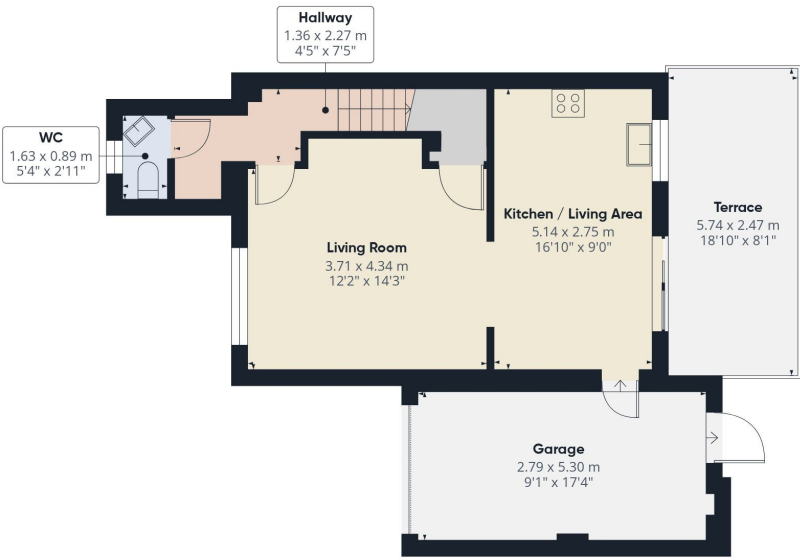
GARAGE

Up and over door to the front elevation and pedestrian access door to the rear. Plumbing for a washing machine with space for a tumble dryer. Power and lighting connected.

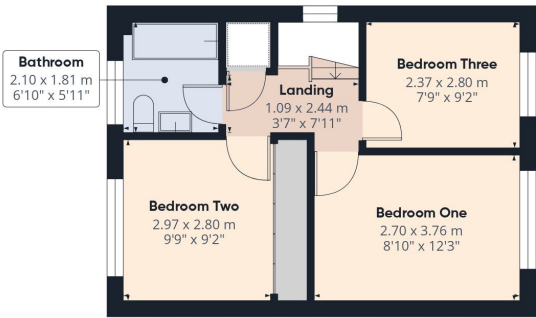


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾

87.4 m²
940 ft²

Balconies and terraces

14.1 m²
152 ft²

(1) Excluding balconies and terraces

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 electricity, water, gas and drainage.



EE Rating - C



Council Tax Band - C



Directions

What3Words - [///punternersworksheetsharpen](https://www.what3words.com/punternersworksheetsharpen)



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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