



41 Bede Haven Close

Bude, Cornwall, EX23 8QF

KIVELLS

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Bude, Cornwall, EX23 8QF

£280,000 Offers in excess of

Well-presented, three-bedroom detached bungalow

Situated within a desirable and peaceful cul-de-sac

Garage and ample off-road parking

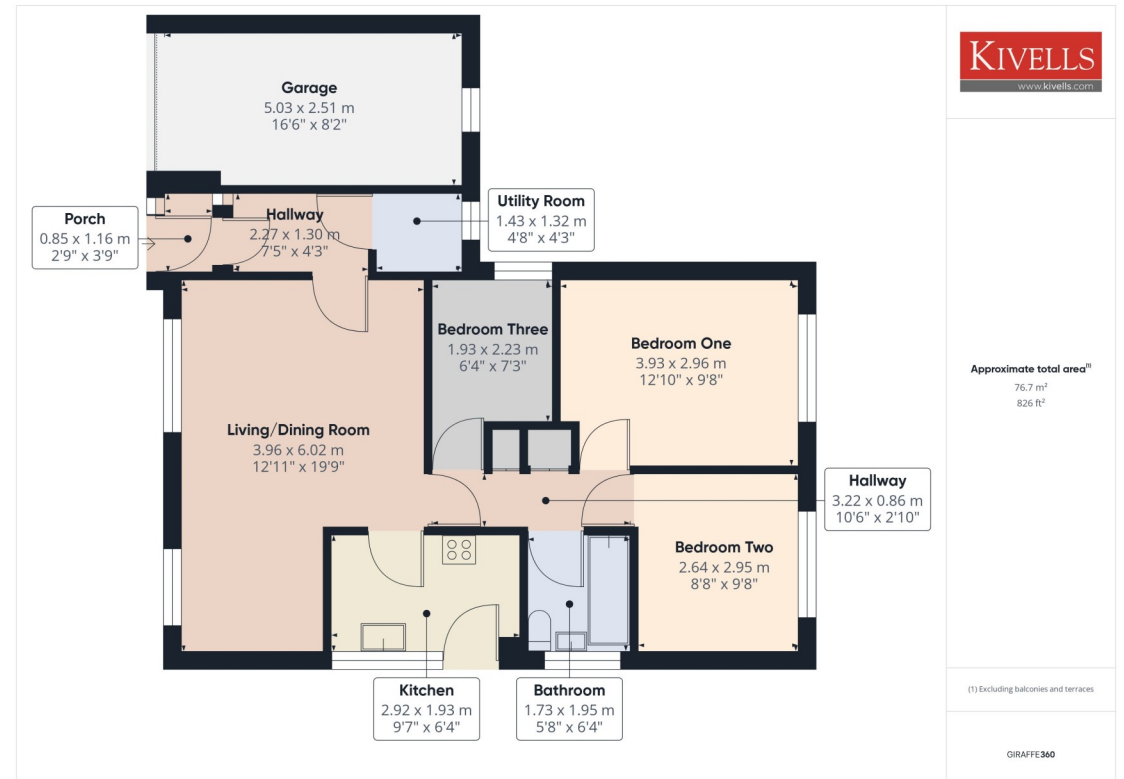
Enclosed rear garden

Mains gas central heating and uPVC double glazing

Excellent potential to create additional accommodation, subject to the necessary consents

Offered for sale with no onward chain

EPC Rating: D



Situation

The property is situated within a popular and convenient residential area of Bude, within walking distance of the town's secondary school, supermarkets and leisure centre. A regular bus service operates nearby from Berries Avenue, providing easy access into the town centre.

Bude offers a comprehensive range of shopping, schooling, business and leisure facilities, together with a choice of supermarkets, restaurants and cafés. The town is particularly well known for its two sandy beaches and rugged coastline, popular with surfers and walkers alike. Recreational facilities include an indoor swimming pool, all-weather floodlit tennis courts and an 18-hole golf course.

The A39 'Atlantic Highway' is approximately half a mile away, providing convenient access north towards Bideford and Barnstaple and south into Cornwall, whilst the A30 can be accessed at Launceston, providing onward links towards Exeter and the M5 motorway.

Description

A well presented three-bedroom detached bungalow, perfectly positioned in a desirable yet peaceful cul-de-sac and available for sale with no onward chain. This 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, kitchen, three bedrooms 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 an 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 - D**

 **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 cloakroom. 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 well 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/drainage 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 and 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 and continuation of LVT flooring.

BEDROOM TWO

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

GARAGE

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

OUTSIDE

The front garden is principally laid to gravel with a small patio area. A pedestrian gate lends access to the side of the property leading to the rear garden, which is chiefly laid to lawn.

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

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