



45A Valley Road

Bude, Cornwall, EX23 8ER

KIVELLS

45A Valley Road

Bude, Cornwall, EX23 8ER

£425,000 Guide Price

Two-bedroom detached bungalow

Located in one of Bude's most sought-after residential areas

Generous plot with an established garden

Great potential to modernize, extend and add value

Within easy walking distance of the beach and town centre

Offered for sale with no onward chain

EPC Rating: TBC



Description

Situated in a highly desirable area of Bude on Valley Road, this spacious two-bedroom bungalow offers a fantastic opportunity to purchase a bungalow within walking distance of all that Bude has to offer. The property boasts generous proportions and versatile layout, a large living and dining room serves as the heart of the home, perfect for both relaxed daily living and hosting guests. This leads into a delightful south facing conservatory overlooking the front garden.

The well-appointed accommodation includes a modern kitchen equipped with everything needed for contemporary living, alongside two well proportioned bedrooms and a family bathroom.

Externally the garage is currently utilised as versatile overflow accommodation and a dedicated home office, also featuring its own private bathroom with shower offering an exceptional solution for those working from home, hosting extended family, or seeking a quiet creative studio.

Outside, the property opens up into a large garden that will delight any gardening enthusiast. The garden is brimming with a vibrant, established collection of plants and shrubs, creating a lush and colourful backdrop throughout the seasons. Its elevated position ensures that the rear garden has sun all day. The garden also boasts a west facing summerhouse, ideal for quiet afternoons, and a practical storage shed.

Combining flexible living spaces with a truly spectacular outdoor environment, this bungalow is certainly worth viewing and is available with no onward chain.



Situation

Arguably one of the most sought-after residential streets in Bude, Valley Road enjoys a superb location within walking distance of the town's popular sandy beaches, scenic coastal walks, public houses, restaurants and the renowned 18-hole links golf course. Bude town centre is also within easy reach and offers a wide range of commercial, educational and recreational facilities, including primary and secondary schools, a selection of independent and national retailers, and supermarkets.

The A39 'Atlantic Highway' is approximately 1 mile away, providing excellent road links north to the larger towns of Bideford and Barnstaple. Barnstaple offers a wider range of amenities including major shopping facilities, a theatre, hospital and technical college, as well as convenient access to the M5 via the North Devon Link Road.

Accommodation

ENTRANCE

Glazed uPVC door provides access to the storm porch with tiled flooring and window, wooden framed single glazed door leading into the :

HALLWAY

Access to all principle rooms and to loft hatch. A large cupboard is currently used as a utility with space for freestanding washing machine and dryer. Alcove provides space for coats and shoes. Wooden flooring and radiator.

LIVING/ DINING ROOM

A generous-sized reception room with space for a range of living room furniture. Gas fire with slate surround creating a focal point, with wooden mantel over. Window to the side elevation, fitted carpet and radiator. Sliding doors to the:

CONSERVATORY

A large south facing conservatory set to the front of the property. Vinyl tile effect flooring, double glazed windows and Perspex roof.

KITCHEN

Dual-aspect with windows to the porch and side elevations and door giving access to the rear porch. Fitted with a range of eye and base-level units with work surfaces and breakfast bar over and an inset stainless steel sink and drainer with mixer tap. Integrated double oven with gas hob and extractor fan

above, space for dishwasher, as well as an integrated fridge and freezer. Vinyl flooring and radiator.

Rear Porch

Glazed uPVC door provides access to the rear porch with tiled flooring and dual aspect windows, uPVC door to the rear elevation.

BATHROOM

Three-piece suite comprising a WC, wash hand basin and bath with shower over and tiled surround. Obscure window to the side elevation. Wood effect flooring and heated towel rail.

BEDROOM ONE

Garden facing principal bedroom with window to the rear elevation. Space for a double bed and a range of bedroom furniture. Fitted carpet and radiator, Door to the:

EN-SUITE

Three piece suite with walk in shower WC and wash hand basin, Tiled surround and vinyl flooring.

BEDROOM TWO

Generous double bedroom with window to the side elevation. Space for a range of bedroom furniture. Sink and vanity unit, carpet and radiator.



Outside

To the front of the property there is off-road parking for three to four vehicles and access to the garage. The front is enclosed with an established hedge on both sides and benefits from a range of mature shrubs and trees.

A pathway leads to the rear , where the property benefits from a generous garden. The garden is predominantly features a variety of established trees and shrubs with multiple seating areas laid out with grass or patio. A plethora of mature plants can be found here with intrigue throughout the garden.

A large summer house is set to the middle of the garden facing west to capture the evening sun.

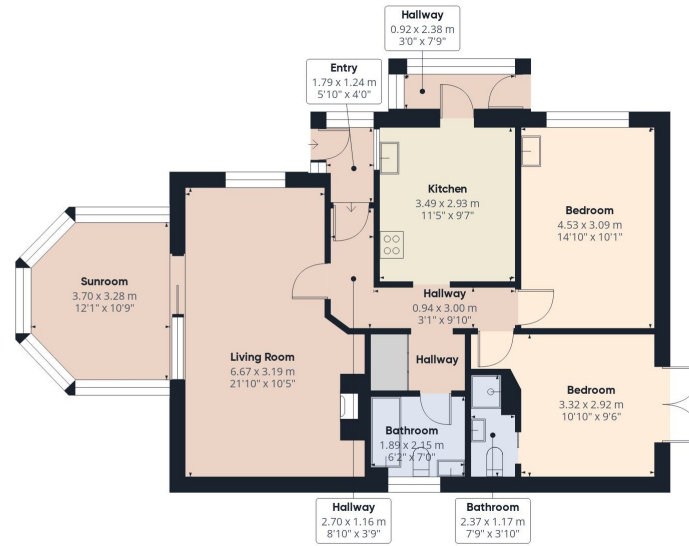
GARAGE

The garage has been converted to provide ancillary accommodation with a double bedroom and ensuite featuring a walk in shower, WC and handbasin. There is also an additional area that could serve as a kitchenette, making an ideal work from home office.

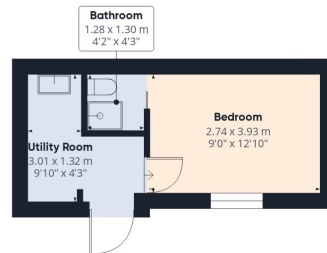


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 108.5 m²
 1170 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 gas, water, drainage and electricity.

⚡ EE Rating - TBC

£ Council Tax Band - C

/// Directions

What3Words - ///penny.summaries.waltzed

👤 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

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](#)



Scan for material
Information