



18 Manor Road

Bude, Cornwall, EX23 8PY

KIVELLS

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Bude, Cornwall, EX23 8PY

£440,000 Guide Price

Spacious detached three-bedroom bungalow with versatile loft rooms

Sunny wraparound gardens with patio, gazebo and multiple lawned areas

Generous living accommodation with dual-aspect living room and kitchen/diner

Off-road parking and large detached garage

Great potential to personalise in a desirable and well-positioned setting

EPC Rating: C



A detached three-bedroom bungalow offering spacious and versatile accommodation throughout. The property comprises a well-proportioned kitchen/dining room, a generous dual-aspect living room, two double bedrooms, a further single bedroom, and a family bathroom.

On the first floor, there are two useful loft rooms, one currently utilised as a bedroom and the other as a boarded storage room, providing excellent additional space.

Externally, the property benefits from off-road parking for two vehicles and access to the detached garage. The front garden is mainly laid to lawn, with a path and steps leading down to the entrance. To the rear, the well-maintained wraparound gardens enjoy privacy and sunshine throughout the day. There are two separate lawned areas: one directly to the rear, accessed from the patio with a slated gazebo, and a second lawn to the side with raised beds. The enclosed garden is further enhanced by attractive flowerbed and shrub borders.

Overall, the property offers deceptively spacious accommodation with excellent potential to personalise, combined with attractive gardens, off-road parking, and a good-sized garage.



Manor Road enjoys a convenient position within comfortable walking distance of the centre of the popular coastal town of Bude, which offers a comprehensive range of shopping, schooling and recreational facilities.

Bude is set along the dramatic North Cornish coastline and is renowned for its outstanding natural beauty and superb sandy bathing beaches, which provide a wide variety of water sports and leisure activities.

The bustling market town of Holsworthy lies approximately 10 miles inland, while the port and market town of Bideford is around 28 miles to the north-east, offering convenient access to the A39 North Devon Link Road, which in turn connects to Barnstaple, Tiverton and the M5 motorway network.

The cathedral city of Exeter, with its intercity rail services, international airport and motorway links, is approximately 50 miles away.

Accommodation

uPVC double-glazed door with twin side lights leading into:

ENTRANCE HALLWAY

Recess spotlights, stairs rising to the first floor, fitted carpet and doors to:

KITCHEN/BREAKFAST ROOM

Range of matching eye and base-level units with solid wood work surface over incorporating 1.5 bowl stainless steel sink/drain unit, integrated four-ring induction hob with extractor hood above. Built-in stacked electric oven and microwave, two uPVC double-glazed windows to the rear aspect, directional spotlights, undercounter space and plumbing for washing machine. Breakfast bar seating, space for freestanding fridge/freezer. Radiator, space for breakfast table, wood-effect vinyl flooring.

LIVING ROOM

Fine-sized dual aspect reception room with uPVC double-glazed window to the front aspect and sliding patio doors to the rear overlooking the garden. Feature log burning stove with slate backing, hearth and wooden mantel. Ceiling lights, radiator, ample space for living room furniture, fitted carpet.

BEDROOM 1

Fine-sized double bedroom with uPVC double-glazed window to the front aspect. Ceiling light, radiator, fitted carpet.

BEDROOM 2

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

BEDROOM 3

Single bedroom currently utilised as a study with uPVC double-glazed window to the side aspect. Ceiling light, radiator, fitted carpet.

FAMILY BATHROOM

A three-piece suite comprising panel-enclosed bath with shower over, pedestal handwash basin and WC, two uPVC double-glazed obscured windows to the rear aspect, recessed spotlights, fan heater, airing cupboard, chrome heated towel rail, tiling to half height and wood-effect laminate flooring.





FIRST FLOOR

LOFT ROOM ONR

Twin timber double-glazed windows to the rear aspect, Velux window to the side, radiators, fitted carpet.

LOFT ROOM TWO

Handy storage area with two timber windows to the side aspect. Wall-mounted boiler serving domestic hot water and heating systems, boarded throughout.

OUTSIDE

GARAGE

Detached, generous single garage with up and over garage door to the front aspect, power and lighting connected. Window and door to the rear aspect.

GARDEN

The front garden is predominantly laid to lawn and attractively planted with a variety of trees, shrubs, flowers, and established hedging. A path and steps lead down to the front entrance, while a gated side path provides access to the rear garden.

To the rear, the property enjoys sunny wraparound gardens, mainly laid to lawn,

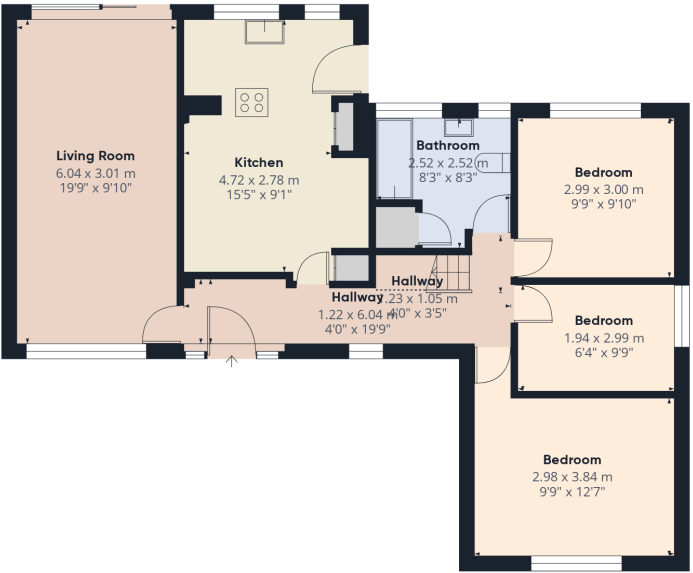
offering a pleasant and private outdoor space. A patio area, accessed directly from the kitchen, provides an ideal setting for al fresco dining and entertaining. This opens onto a level lawn bordered by flower beds and mature shrubs, with a west-facing slated gazebo positioned in one corner to make the most of the afternoon and evening sun. A gentle slope leads up to the detached garage.

To the side of the property there is an additional lawned area with raised beds, ideal for planting, vegetables, or further landscaping.

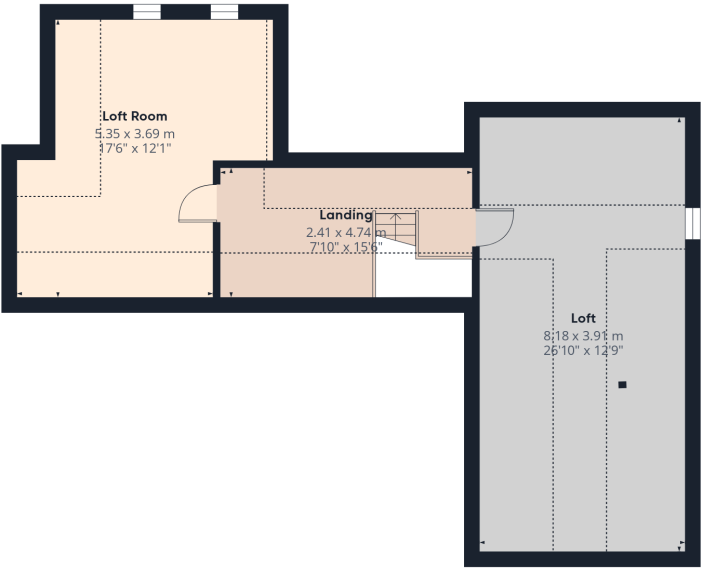


Floor Plan

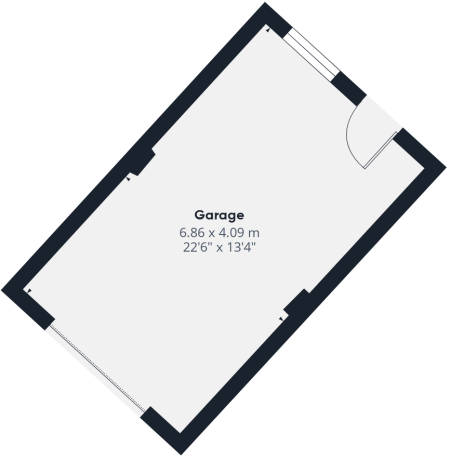
Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

166.5 m²
1791 ft²

Reduced headroom

34.5 m²
372 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, electricity, water and drainage.

Agents Note

Please note that it is our understanding that planning permission was not obtained for the loft conversion.

⚡ EE Rating - C

£ Council Tax Band - D

/// Directions

What3Words – glimmers. plays.decent

🗺 Virtual Tour

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

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

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