



# 13 Westby Road

Bude, Cornwall, EX23 8DE

KIVELLS

# 13 Westby Road

Bude, Cornwall, EX23 8DE

£375,000 Guide Price

Three-bedroom detached house

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

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Spacious accommodation throughout

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Private, low maintenance rear garden

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Off-street parking for two vehicles

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Offered for sale with no onward chain

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EPC Rating: D

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## 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



## 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](http://www.kivells.com).

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