



# 35 Briar Road

Bude, EX23 8PR

KIVELLS

# 35 Briar Road

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£310,000 Guide Price

Well-presented three bedroom home

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Spacious open-plan kitchen, dining and living area

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Generous rear garden with patio and off-street parking

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Conveniently located close to schools, beaches and the town centre

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EPC Rating: C

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## Description

35 Briar Road offers spacious and versatile accommodation, conveniently positioned within easy reach of local schools, Bude's beaches and the town centre.

Significantly improved by the current owners, the property is centred around a superb open-plan kitchen, dining and living space, ideally suited to modern family living. The accommodation briefly comprises an entrance porch leading into the impressive open-plan living area, while a sun room to the rear provides additional reception space. To the first floor are three well-proportioned bedrooms, together with a family bathroom.

Externally, the property benefits from a generous rear garden incorporating a patio area adjoining the property, ideal for outdoor entertaining, whilst off-street parking is provided to the front.

Offering well-balanced accommodation throughout, the property would appeal equally as a family home, first-time purchase or investment opportunity.

## Situation

Briar Road occupies a convenient position within walking distance of Bude town centre, which offers a comprehensive range of shopping, educational and recreational facilities. Situated along the dramatic North Cornish coastline, Bude is renowned for its outstanding natural beauty, golden sandy beaches and excellent opportunities for surfing, swimming and a wide range of outdoor pursuits.

The market town of Holsworthy lies approximately 10 miles inland, whilst Bideford is around 28 miles to the north-east, providing access to the A39 North Devon Link Road and onward connections to Barnstaple, Tiverton and the M5 motorway network.

Further afield, the cathedral city of Exeter is approximately 50 miles away and offers an extensive range of retail, commercial and leisure amenities, together with an international airport, mainline rail services and convenient motorway links to the rest of the country.

## Accommodation

Entrance via a composite part-glazed front door into:

### PORCH

Windows to the front and side elevations. Space for coat and shoe storage. Laminate flooring. Door leading through to:

### OPEN-PLAN KITCHEN / DINING AREA

A spacious dual-aspect room with windows to the front and rear elevations. Fitted with a range of matching base and wall-mounted units with work surfaces over. Integrated appliances include a dishwasher, fridge/freezer, eye-level oven and microwave, whilst a gas hob with extractor hood over and a stainless steel 1½ bowl sink with mixer tap and drainer complete the kitchen. Ample space for a dining table and chairs. Laminate flooring and radiator.

### LIVING AREA

Forming part of the open-plan living space, there is a bay window to the front elevation and ample room for a range of living room furniture. A log burner set upon a slate hearth creates an attractive focal point. Access to two useful built-in storage cupboards. Laminate flooring and radiator.

### SUN ROOM

A bright and versatile triple-aspect reception room with windows to the front and side elevations and French doors opening onto the garden. Suitable for a variety of uses including a playroom or home office. Laminate flooring and radiator.

Stairs rise to:

### FIRST FLOOR LANDING

Window to the rear elevation. Access to a generous airing cupboard. Fitted carpet, radiator and loft hatch.

### BEDROOM ONE

Window to the front elevation. A well-proportioned double bedroom with space for a double bed and a range of freestanding furniture. Built-in storage cupboard, fitted carpet and radiator.

### BATHROOM

Obscure glazed window to the rear elevation. Fitted with a three-piece suite comprising a bath with shower over and glazed shower screen, WC and vanity unit with inset wash hand basin. Vinyl flooring and heated towel rail.

### BEDROOM TWO

Window to the front elevation. A further double bedroom with ample space for bedroom furniture. Fitted carpet and radiator.

### BEDROOM THREE

Window to the rear elevation. A comfortable bedroom, equally suited as a nursery or home office. Space for a range of furniture. Fitted carpet and radiator.

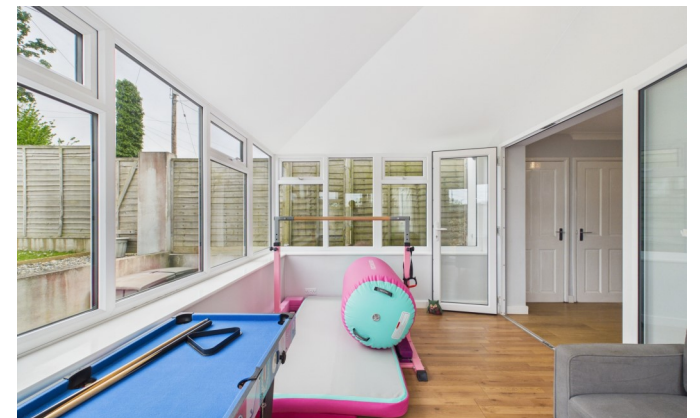


## Outside

The rear garden is predominantly laid to lawn and enclosed by timber fencing to one side, with block walling to the opposite side and rear boundary. Adjoining the property is a patio seating area, ideal for outdoor entertaining.

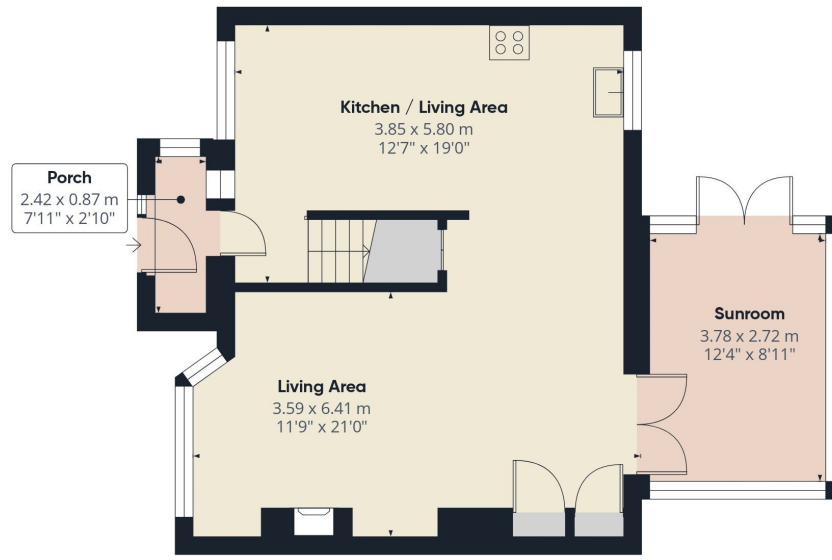
A pathway leads through the garden to an additional seating area incorporating raised flower beds, together with a garden shed with power connected and a log store.

To the front of the property is a tarmac driveway providing off-street parking for multiple vehicles.

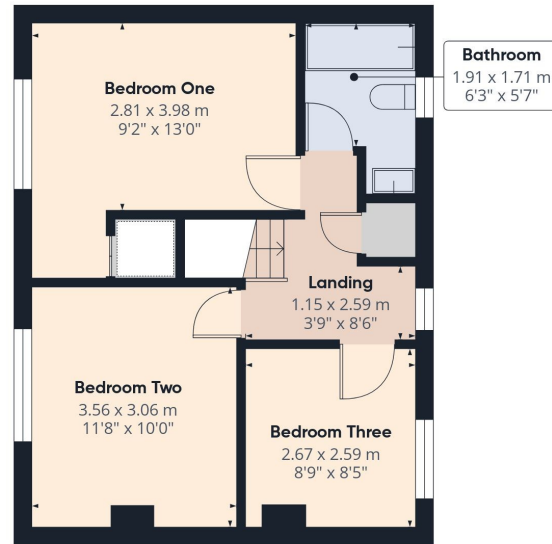


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
95.8 m<sup>2</sup>  
1031 ft<sup>2</sup>

(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.



## Services

Mains electricity, water, gas and drainage.



EE Rating - C



Council Tax Band - A



Directions

What3Words - ///scorpions.wades.mills



Virtual Tour

Available upon request.

## Agent's Note

Pedestrian access to the garden is available via the neighbouring property.

## 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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