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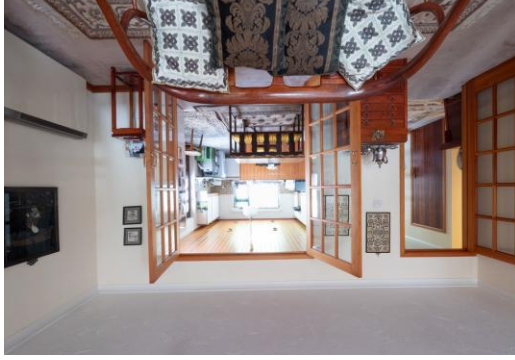


Energy Efficiency Rating	Current	Potential
(92+)	A	(92+)
(81-91)	B	(81-91)
(69-80)	C	(69-80)
(55-68)	D	(55-68)
(39-54)	E	(39-54)
(21-38)	F	(21-38)
(1-20)	G	(1-20)

Energy Efficiency Rating: 39 (Current), 68 (Potential)

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...



Isa-Coed, Bowden

Stratton, Bude, Cornwall, EX23 9BJ

Price £595,000

- Spacious and versatile property tucked away in a charming, quiet location
- Popular and quiet picturesque location in Stratton
- Living room, dining room, family room and study
- Three double bedrooms, principal bedroom with ensuite and bathroom
- Extensive off-road parking, double garage and gardens laid mainly to lawn



The property professionals

Isa-Coed, Bowden

Stratton, Bude, Cornwall, EX23 9BJ

Price £595,000

A spacious and versatile property tucked away in a charming, quiet, semi rural location backing onto open fields.

The property is extremely spacious and offers the following well presented accommodation; entrance hall, living room with patio doors leading out onto the paved terrace, dining room, kitchen/breakfast room, three double bedrooms, with ensuite shower room to the principal bedroom and a separate bathroom. On the lower ground floor there is a study and family room.

Outside, there is bricked paved off-road parking, double garage with electric door, gardens to the rear which are mainly laid to lawn with a terrace seating area. Available with no onward chain.

ENTRANCE HALL

Entering via an obscure wooden glazed door to the entrance hall, coved artex ceiling, night storage heater, useful cupboard for coat and shoes, double doors open into the airing cupboard with factory lagged hot water cylinder and shelving. Doors serve the following rooms:-

LIVING ROOM

22' 7" x 14' 5" (6.88m x 4.39m) A large reception room with coved artex ceiling, UPVC double glazed sliding door to the side elevation leading out to the terrace and gardens. Stone fireplace surround with matching TV stand, television point and night storage heater. Arch leading through to:-

DINING ROOM

15' 7" x 12' 6" (4.75m x 3.81m) A dual aspect room with UPVC double glazed windows to the side and rear elevations overlooking the gardens. Coved artex ceiling and night storage heater. Stairs descending to the lower ground floor.

KITCHEN/BREAKFAST ROOM

18' 4" x 11' 00" (5.59m x 3.35m) A dual aspect room with UPVC double glazed windows to the front and side elevations, wooden obscure glazed door to the side elevation, striped wooden ceiling and night storage heater. The kitchen is finished with a range of wall and base units with fitted work surface, inset stainless steel sink and drainer, tiled splash back, inset electric oven and hob with extractor and space and plumbing for washing machine. Double wooden glazed doors open

into:-

BEDROOM ONE

16' 5" x 11' 8" (5m x 3.56m) A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the garden, coved artex ceiling, television point and night storage heater. Door to:-

ENSUITE

8' 2" x 5' 7" (2.49m x 1.7m) Wooden obscure double glazed window to the rear elevation, coved artex ceiling, shower enclosure with electric shower, pedestal wash hand basin, bidet, WC and wall mounted electric blow air heater.

BEDROOM TWO

12' 9" x 11' 8" (3.89m x 3.56m) A double bedroom with UPVC double glazed window to the rear elevation overlooking the garden, coved artex ceiling, built in wardrobe and night storage heater.

BEDROOM THREE

9' 8" x 9' 7" (2.95m x 2.92m) A double bedroom with UPVC double glazed window to the front elevation, coved artex ceiling and wall mounted electric heater.

BATHROOM

9' 7" x 8' 1" (2.92m x 2.46m) Wooden framed obscure glazed window, fully tiled walls, panel enclosed bath, double shower enclosure with electric shower, pedestal wash hand basin, bidet, WC and wall mounted electric blow air heater.

STUDY

15' 7" x 12' 7" (4.75m x 3.84m) Stairs descending from the dining area to a dual aspect room with wooden framed double glazed window to the rear elevation and wooden framed double glazed french doors to the side leading out to the gardens. Coved artex ceiling. wood laminate



flooring and night storage heater. Arch leading to:-

FAMILY ROOM

22' 9" x 14' 6" (6.93m x 4.42m) Artex ceiling, tiled hearth with wood burner and night storage heater.

GARAGE

18' 4" x 16' 5" (5.59m x 5m) Electric operated roller door, wooden framed glazed window to the side elevation with matching pedestrian door, wall mounted fuse boxes and tiled flooring.

OUTSIDE

Bricked paved off road parking with stone wall to the front elevation, small area of lawn and path to either side leads to the rear garden. A large patio terrace seating area which can be accessed via the living room a gravel path and steps leading down to lawn with a further patio seating area and attractive planting.

COUNCIL TAX

Band E

SERVICES

Mains electricity, mains water, mains drainage.

TENURE

Freehold

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude follow the main road out of the town towards the A39. On reaching the A39 turn left towards Stratton and continue on this road, turning right sign posted to Holsworthy. Proceed down into Stratton, passing Congdons on your left and take the right-hand turn into Union Hill. Turn left again just before the old Union Inn into Bowden Lane and the property will be located a short distance along on the left hand side.

