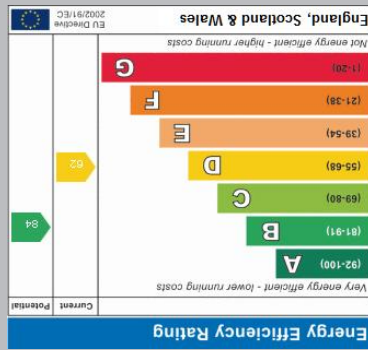
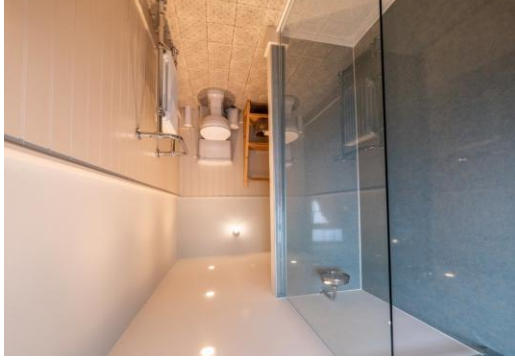


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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 and 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.

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Total area: approx. 71.1 sq. metres (765.6 sq. feet)
 Plan produced using PlanUp.



First Floor
 Approx. 30.8 sq. metres (331.1 sq. feet)



Ground Floor
 Approx. 40.4 sq. metres (434.6 sq. feet)

The Property Professionals...

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Bee Cottage, 17 King Street

Bude, Cornwall, EX23 8ED

Price £365,000

- Charming refurbished mid terrace cottage
- The most central of locations in Bude
- 100 metres from the shops, walking distance to beach
- Sitting room, kitchen, two double bedrooms
- Easy maintenance garden, off road parking. No chain



The property professionals

Bee Cottage, 17 King Street

Bude, Cornwall, EX23 8ED

Price £365,000

A charming, fully refurbished mid terrace cottage in the heart of Bude, only a hundred metres from the shops and amenities and little further to Summerleaze Beach. It's the perfect location for those wanting either a convenient main, or second residence, yet is quiet due to the no-through road.

The small façade hides a much larger property than it would first appear. You enter into the cosy sitting room with wooden sliding door leading into the kitchen/dining room with solid wooden worksurfaces and integrated appliances, lobby with door to the rear garden, ground floor shower room and utility, on the first floor two generous double bedrooms. Outside, is a pretty, low maintenance garden and off road parking accessed from a rear lane.

SITTING ROOM

12' 8" x 12' 7" (3.86m x 3.84m) Wooden framed obscure double glazed door opening into this cosy and inviting sitting room with a wooden framed double glazed window to the front elevation, deep windowsill, two feature wooden lime washed panel walls, feature stone tiled fireplace with space for electric fire, oak wood laminate and cast iron look radiator. Wooden sliding door to:-

KITCHEN/DINING ROOM

14' 6" x 10' 00" (4.42m x 3.05m) Inset lighting, staircase ascending to the first floor, oak wood laminate flooring, cast iron look radiator and UPVC double glazed window to the rear elevation overlooking the pretty, easy maintenance garden.

The kitchen is fitted with a range of matching base units with solid wooden worksurface with matching upstand, inset ceramic sink and drainer with mixer tap. Integrated appliances comprise electric oven, touch control hob, undercounter fridge and slimline dishwasher.

REAR LOBBY

8' 3" x 4' 6" (2.51m x 1.37m) UPVC double glazed door and two matching windows to the side elevation, painted wood panelling to the walls, cast iron look radiator and oak wood laminate flooring and door to:-

UTILITY ROOM

4' 2" x 4' 00" (1.27m x 1.22m) Wall mounted 'Ideal' gas fired combi boiler with Nest smart thermostat control and space and plumbing for washing machine.

SHOWER ROOM

11' 6" x 5' 3" (3.51m x 1.6m) Inset lighting and UPVC satin double glazed window to the rear elevation. Half height wood panelling to the walls, large double shower enclosure with soak head, aqua panelling, wall hung wash hand basin, wall mounted electric toothbrush charger, WC and towel rail with radiator and tiled flooring.

FIRST FLOOR

Door to a useful storage cupboard and doors serve the following rooms:-

BEDROOM ONE

13' 2" x 9' 11" (4.01m x 3.02m) A spacious double bedroom with wooden framed double glazed window to front elevation with exposed wooden lintel, feature wooden lime washed panel, wall cast iron look radiator and useful storage recess.

BEDROOM TWO

11' 8" x 10' 7" (3.56m x 3.23m) Another spacious double bedroom with twin UPVC double glazed window to the rear elevation overlooking the garden. Feature wooden lime washed panel wall, built-in storage cupboards, further storage recess and cast iron look radiator.

OUTSIDE

Steps from the rear door lead up to the garden with a low wall to one side and fence to the other, laid to attractive stone patio for ease of maintenance, two storage sheds and off road parking for one vehicle.



COUNCIL TAX

Band B

SERVICES

All mains services are connected.

TENURE

Freehold

AGENTS NOTES

The neighbouring cottage has pedestrian right off access across the bottom of the garden, just in front of the two outside stores.

The vendor informs us that the front façade is grade two listed.

The fixtures and fittings are available by separate negotiation.



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From our office, (on foot) walk down Queen Street. At the end, go straight across into King Street and the property will be found a short distance along on the left hand side.

