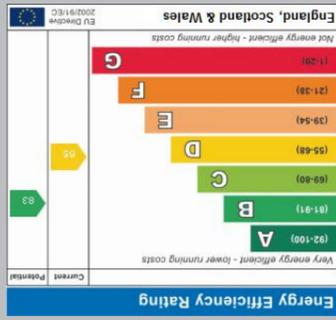


01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



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



*The Property Professionals...*



## Aglets, 16 Berries Mount

Bude, Cornwall, EX23 8AP

Price £375,000

- Refurbished detached bungalow
- Popular location within walking distance of Bude town/beaches
- Living room, kitchen breakfast room with French doors leading out to the garden
- Two double bedrooms, modern shower room
- Single garage, off road parking, gardens to the front and sides. No chain



*The property professionals*

# Aglets, 16 Berries Mount

Bude, Cornwall, EX23 8AP

Price £375,000

Aglets is an immaculately presented and refurbished detached bungalow in an elevated position within easy walking distance of the town centre, schools and local beaches, canal and river.

The accommodation briefly comprises; entrance hall, living room with views over towards Efford, kitchen breakfast room with French doors leading out to the garden, two double bedrooms and a modern shower room.

Outside there is a spacious single garage, off road parking for three to four vehicles and gardens to the front and sides. Available with no onward chain.

## ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall, loft hatch access, telephone point and radiator. Doors serve the following rooms:-

## LIVING ROOM

**11' 6" x 11' 5" (3.51m x 3.48m)** A bright reception room with UPVC double glazed window to the front elevation with views across to Efford. Fireplace with slate tiled hearth, television point and radiator. Leading to:-

## KITCHEN/BREAKFAST ROOM

**11' 6" x 11' 4" (3.51m x 3.45m)** A dual aspect kitchen breakfast room with UPVC double glazed windows to the rear elevation and UPVC double glazed French doors to the side leading out onto the gravel seating area and gardens. The kitchen is finished with a range of matching satin cream base units with square edged wood affect work surface with matching up stand, inside stainless steel sink and drainer with mixer tap, integrated electric oven, inset hob with glass splash back, and extractor canopy, integrated slimline dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, tiled flooring and radiator. Door to:-

## REAR PORCH

UPVC double glazed window to side elevation and UPVC obscure double glazed door. Tiled flooring and door to cupboard housing the consumer unit and electric meter.

## BEDROOM ONE

**11' 4" x 11' 2" (3.45m x 3.4m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation with views across to Efford and rooftop views towards the Atlantic Ocean. Built in wardrobe and radiator.

## BEDROOM TWO

**11' 7" x 9' 7" (3.53m x 2.92m)** A spacious double bedroom with UPVC double glazed window to the rear elevation. Built-in wardrobe and radiator.

## SHOWER ROOM

**8'1 max' 5'7 min " x 6' 10" (2.57m x 2.08m)** UPVC obscure double glazed window to the rear elevation, inset spot lights quadrant shower, pedestal wash hand basin, push button low flush WC, attractive tiled splashback to the wet areas and contrasting tiled floor, chrome wall mounted electric heated towel rail and door to cupboard housing the ideal gas fired combi boiler.

## GARAGE

**15' 4" x 11'11 max' 7'8 min" (4.67m x 3.53m)** A spacious single garage with up and over door with wooden pedestrian door to the side, light and power connected.

## OUTSIDE

To the front of the property there are steps and wooden pedestrian gate from Hawthorn Avenue with path leading to the front door. The front garden is enclosed by a low wooden fence and laid to lawn with planting. Either side the gardens are laid to gravel for ease of maintenance with off road parking and garage located to the rear which can be accessed from Berries Mount.



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout heading past the petrol station on your left hand side. As you head up Stratton road turn right in to Hawthorne avenue where Aglets is located on the corner on your left hand side.

## COUNCIL TAX

Band TBC

## SERVICES

All mains services are connected

## TENURE

Freehold

