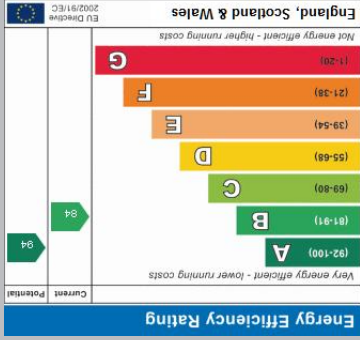


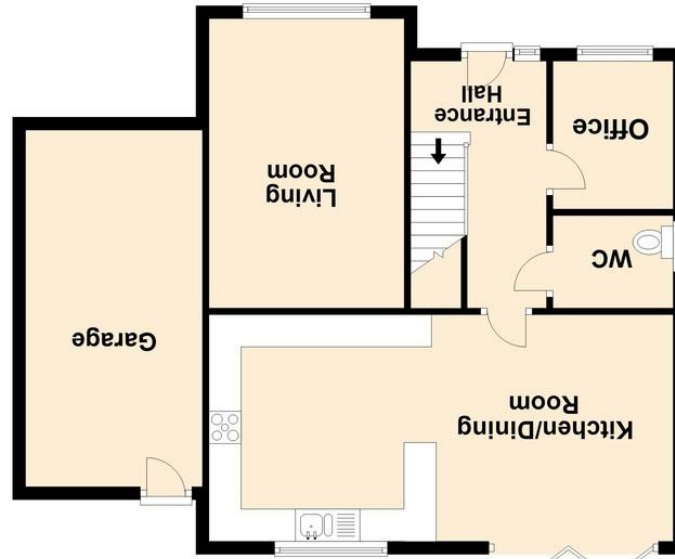
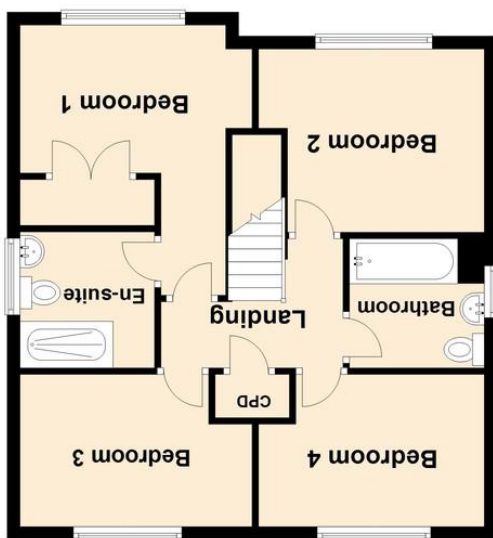
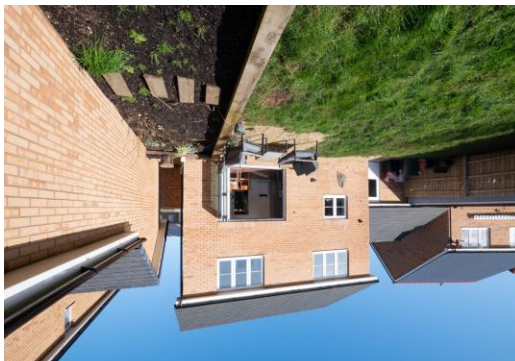
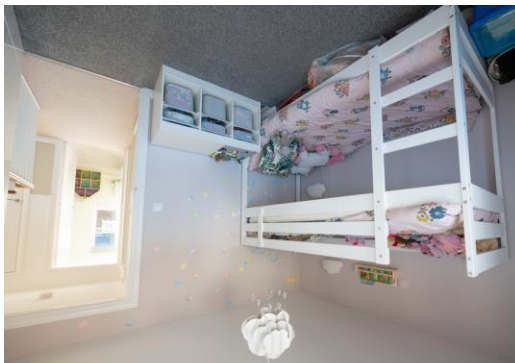
01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



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.

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

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Total area: approx. 126.0 sq. metres (1355.7 sq. feet)

The Property Professionals...

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6 Wagtail Close

Bude, Cornwall, EX23 8GN

Price £415,000

- Well-presented modern link detached 4-bedroom family home
- Four bedrooms, en-suite to the principal bedroom and family bathroom
- Situated close to Bude town centre, local schools and amenities
- Enclosed rear garden, single garage, and parking
- Open plan kitchen dining room with bi-fold doors

The property professionals

6 Wagtail Close

Bude, Cornwall, EX23 8GN

Price £415,000

6 Wagtail Close is a spacious and modern link-detached family home, situated on the popular 'Shorelands' development located within walking distance of the town, schools, and shops. The property is offered with the remainder of the 10 year NHBC warranty.

This well-presented family home briefly comprises, entrance hall, WC, living room, study, kitchen/dining room with bifold doors out to the rear, enclosed garden. On the first floor there are four bedrooms with en-suite to the principal bedroom and separate well-appointed family bathroom.

Outside there is a single garage with off road parking to the front. The garden is located to the rear, laid to lawn with large patio seating area and raised garden sleeper flower bed.

ENTRANCE HALL

6' 11" x 12' 7" (2.11m x 3.84m) Entering via obscure double-glazed composite door with obscure UPVC double windows to one side, staircase ascending to the first floor, oak effect laminate flooring and radiator. Doors serve the following rooms: -

LIVING ROOM

9' 11" x 14' 9" (3.02m x 4.5m) A good size reception room with UPVC double glazed windows to the front elevation. TV point, two radiators and oak effect laminate flooring.

OFFICE

6' 1" x 7' 6" (1.85m x 2.29m) UPVC double glazed window to the front elevation, laminate flooring, telephone point and radiator.

WC / UTILITY

4' 9" x 6' 1" (1.45m x 1.85m) Downstairs WC also used as a versatile utility space. Plumbing for washing machine and tumble dryer. White WC with quarter bowl hand basin over and obscure window to side elevation. Tiled floor.

KITCHEN/DINER

23' 7" x 11' 6" (7.19m x 3.51m) Bright and spacious kitchen dining room with white UPVC bifold doors leading out to the rear garden and patio area.

Kitchen comprises matching grey wall and base units with oak effect laminate work surfaces over one and half bowl sink with chrome mixer

tap over. Integrated fridge and freezer, wall mounted oven. Five gas ring hob with extractor fan over. Wall mounted Combi boiler. space and plumbing for dishwasher.

FIRST FLOOR

Ascending the stairs to the first-floor landing laid to carpet, door to storage cupboard, radiator and loft hatch access. Doors serve the following rooms:

BEDROOM ONE

9'11" 9" x 9' 3" (2.97m x 2.82m) Bright and spacious good size double bedroom, white UPVC double glazing to the front elevation, enjoying distant countryside views and the south west coast path in the distance. Wall mounted radiator built in double wardrobe, multiple plug sockets and TV sockets.

ENSUITE

6' 11" x 6' 1" (2.11m x 1.85m) Well-presented ensuite with a large shower enclosure with grey matching tiles and chrome mains fed shower. Matching white WC and pedestal hand basin with chrome mixer tap over. UPVC obscure double-glazed window to side elevation and chrome heated towel rail.

BEDROOM TWO

9' 10" x 9' 3" (3m x 2.82m) White UPVC windows to the front elevation enjoying distant countryside views to the west. Wall mounted radiator and numerous plug sockets.

BEDROOM THREE

11' 8" x 7' 9" (3.56m x 2.36m) White UPVC windows to the rear



elevation, enjoying views over the enclosed garden and patio area and rolling hills in the distance. Wall mounted radiator. Multiple plug sockets.

BEDROOM FOUR

7' 9" x 11' 8" (2.36m x 3.56m) White UPVC windows to the rear elevation, enjoying views over the enclosed garden and patio area with the rolling hills in the distance. Wall mounted radiator and multiple plug sockets.

BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m) A good size family bathroom with matching white three-piece suite. WC, pedestal hand basin with chrome mixer tap over, paneled bath with chrome mixer tap and shower over. Wall mounted chrome heated towel rail. Obscure white UPVC window to side elevation. Tiled effect vinyl flooring.

OUTSIDE

The front door is accessed from the pathway on the front garden which is laid mostly to lawn. Parking space in front of the garage. Side gated access leads to the rear enclosed garden with patio seating area accessed from the kitchen/dining room, garden sleeper edged flower bed.

GARAGE

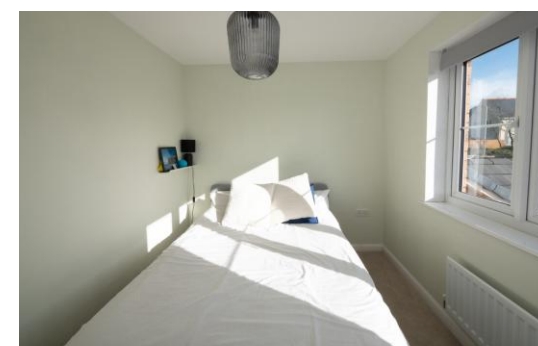
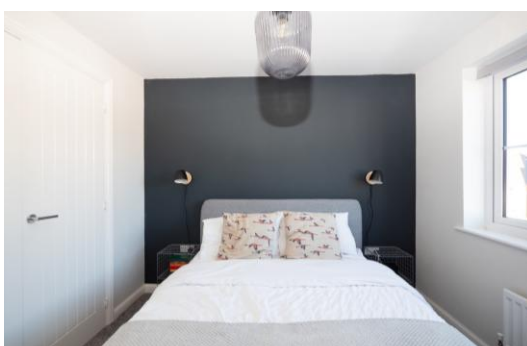
9' 0" x 18' 2" (2.74m x 5.54m) A single garage with an up and over door. Light and power to the garage.

COUNCIL TAX

Band E

SERVICES

All mains' services are connected



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Award winning



Directions

From the town centre proceed along The Strand and turn left at the mini roundabout. Follow the Stratton Road up the hill heading out of the town and at the roundabout take the third exit. Stay on this road, following around the development and Wagtail Close will be on the left-hand side with the property on the right hand side of the road.

