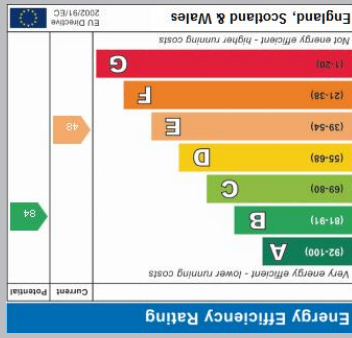
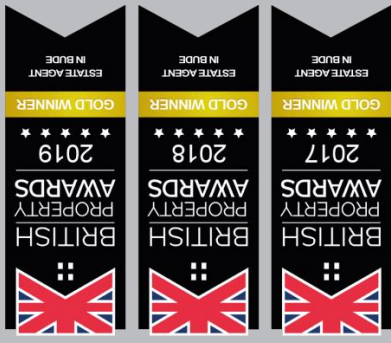
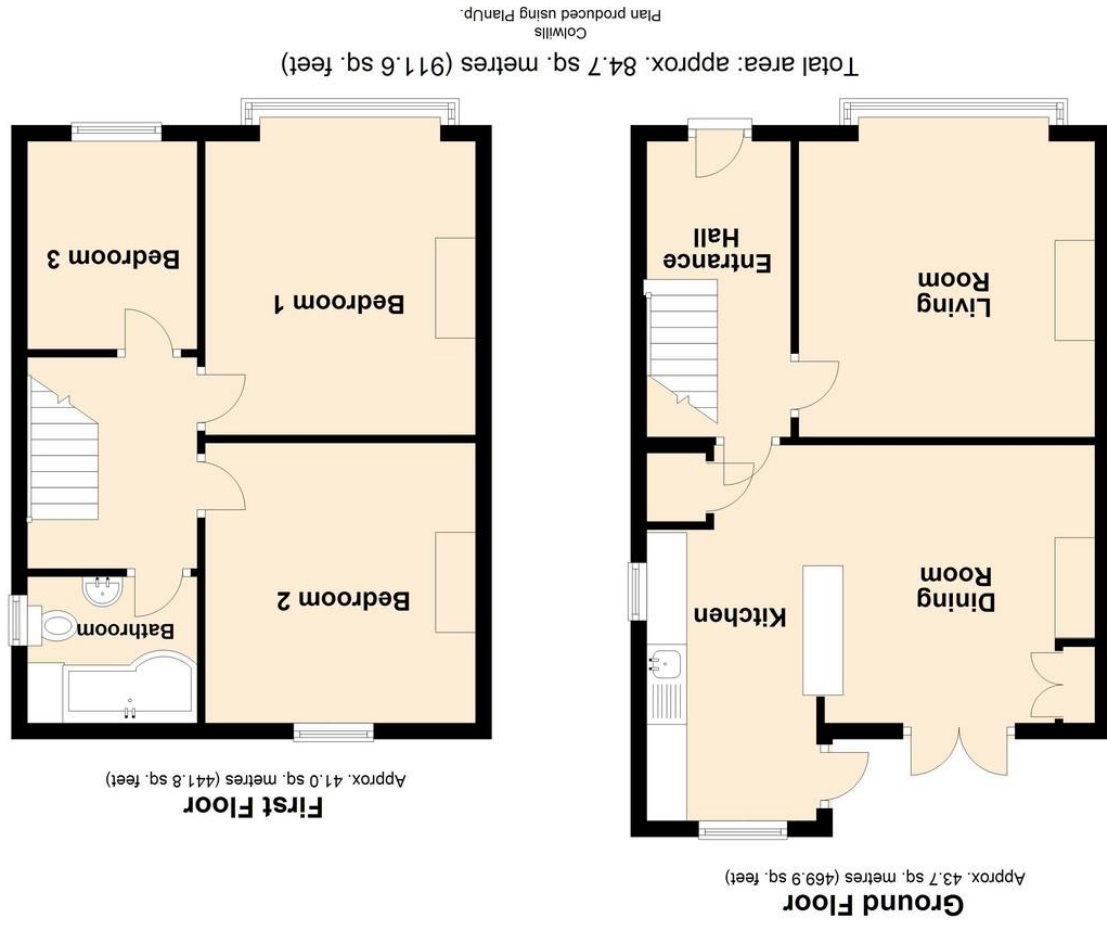
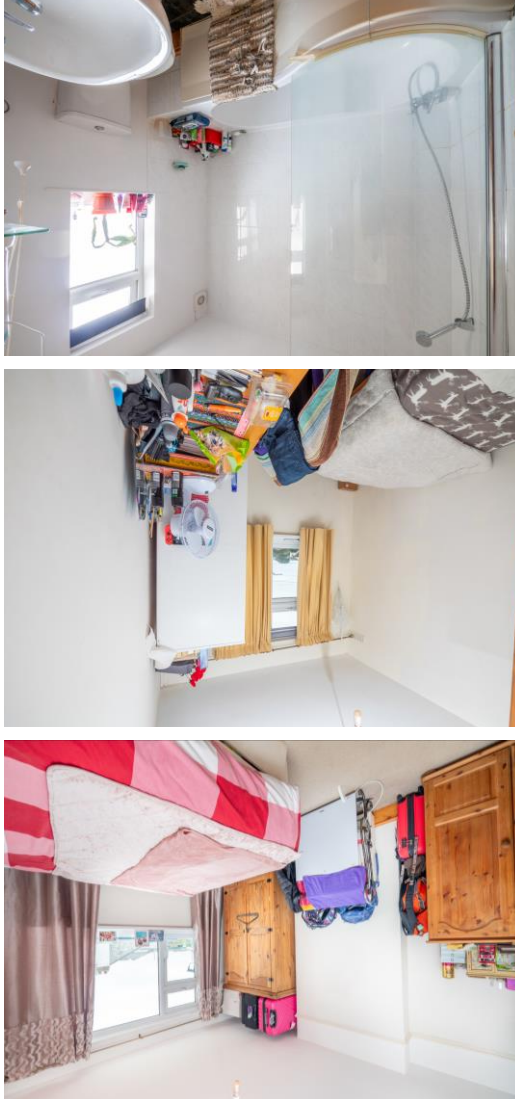


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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 by the seller. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. Separate 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...



2 Cleavelands

Stratton Road, Bude, Cornwall, EX23 8AB

Price £365,000

- Spacious semi detached house
- Popular location within walking distance of Bude town and local schools
- Living room, kitchen dining room with french doors leading out to the garden
- Three bedrooms and a bathroom
- Off road parking, enclosed gardens. Available with no onward chain



The property professionals

2 Cleavelands

Stratton Road, Bude, Cornwall, EX23 8AB

Price £365,000

2 Cleavelands is a spacious semi-detached house located in a highly sought after location and within easy walking distance of the Bude town centre, schools, supermarket and leisure centre.

The accommodation briefly comprises; entrance hallway, living room with feature fireplace, modern open plan kitchen/dining room which doors to the rear patio and garden. On the first floor there are three bedrooms and bathroom.

Outside there is off-road parking and an enclosed rear garden. Available with no onward chain.

ENTRANCE HALL

12' 1" x 5' 11" (3.68m x 1.8m) Entering via a UPVC double glazed door to the entrance hall with stairs ascending to the first floor with understairs storage cupboard and night storage heater. Doors serve the following rooms:-

LIVING ROOM

12' 2" x 12' 1" (3.71m x 3.68m) A spacious reception room with UPVC double glazed window to the front elevation overlooking the garden and driveway. Picture rail, wooden fireplace surround with tiled hearth and electric fire and night storage heater.

KITCHEN DINING ROOM

17' 11" x 15' 5 max' 11' 5 min" (5.46m x 4.85m) A dual aspect room with UPVC double glazed windows to the rear and side elevations and matching french doors leading out to the patio and gardens. Picture rail built in cupboard and night storage heater. Door leading from the kitchen area to patio and gardens.

The kitchen is finished with a range of matching base units with fitted work surface, inset, stainless steel sink and drainer with mixer tap. Inset electric hob with extractor hood, integrated electric oven, space for freestanding fridge freezer and space and plumbing for washing machine.

FIRST FLOOR

UPVC obscure double glazed window to the side elevation and loft hatch access. Doors serve the following rooms:-

BEDROOM ONE

12' 00" x 11' 2" (3.66m x 3.4m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation. Picture rail and night storage heater.

BEDROOM TWO

11' 6" x 11' 1" (3.51m x 3.38m) A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Picture rail and night storage heater.

BEDROOM THREE

8' 6" x 7' 1" (2.59m x 2.16m) A single bedroom with UPVC double glazed window to the front elevation.

BATHROOM

6' 10" x 6' 0" (2.08m x 1.83m) UPVC, obscured double glazed window to the side elevation. 'P' shape panel enclosed bath with glass curved shower screen and shower mixer, pedestal wash hand basin, push button low flush WC and electric blow air heater.

OUTSIDE

To the front of the property there is extensive gravel off road parking with paved path leading to the rear garden which is enclosed to the side with a paved patio seating area with central path and lawn either side.

COUNCIL TAX

Band B

SERVICES

Mains electricity, water and drainage.



TENURE
Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of town proceed out along The Strand and turn left at the mini roundabout. Remain on this road passing the Esso petrol station and up the hill. Pass Budehaven Secondary School and just after the school (but before the Morrison's roundabout) there is a turning on the right into Cleavelands and the property will be located a short distance along on the left hand side.

