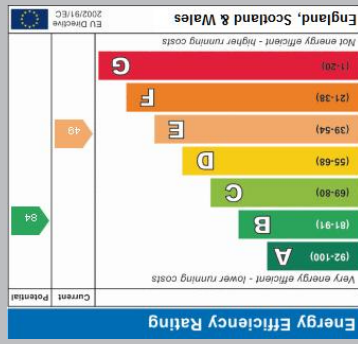


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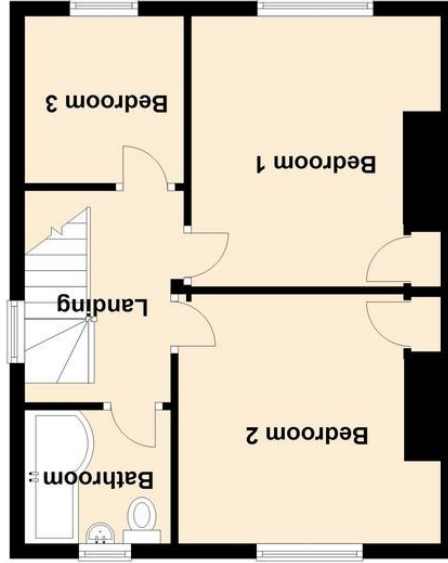


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain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

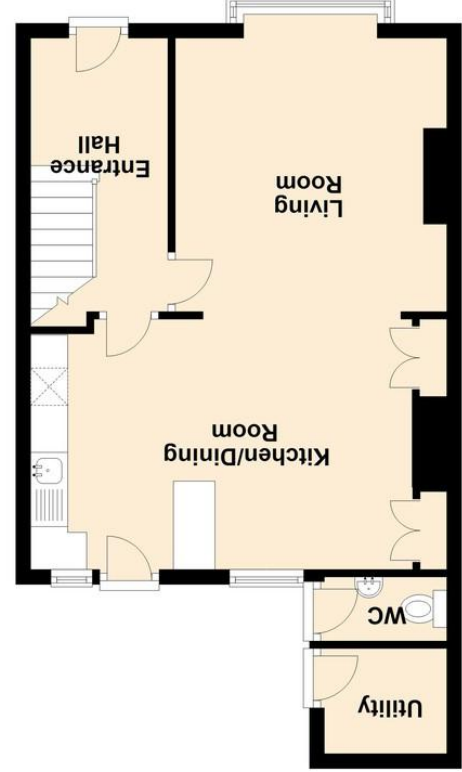
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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**COLWILLS**



First Floor  
 Approx. 39.8 sq. metres (428.7 sq. feet)



Ground Floor  
 Approx. 44.5 sq. metres (478.9 sq. feet)

Total area: approx. 84.3 sq. metres (907.5 sq. feet)  
 Colwills  
 Plan produced using PlanUp.

*The Property Professionals...*

**COLWILLS**  
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## 3 Southfield Road

Bude, Cornwall, EX23 8DN

- Spacious semi detached house
- Popular location, walking distance to town
- Living room with bay window, kitchen dining room
- Three bedrooms and a bathroom
- Enclosed rear garden. Available with no onward chain

Price £335,000



*The property professionals*



# 3 Southfield Road

Bude, Cornwall, EX23 8DN

Price £335,000

A spacious and well presented semi-detached house, located in a popular residential area within easy walking distance of the amenities and town centre.

The accommodation briefly comprises; entrance hall, living room with a bay window and arch leading though to the kitchen dining room, three first floor bedrooms and bathroom.

Outside to the front there is a small garden with slate chippings, whilst to the rear the garden is laid to grass with a patio seating area. Available with no onward chain.

#### ENTRANCE HALL

**11' 5" x 6' 1" (3.48m x 1.85m)** Entering via a UPVC obscure double glazed door to the entrance hall with stairs ascending to the first floor with useful under stairs cupboard and night storage heater. Doors serve the following rooms:-

#### LIVING ROOM

**12' 1" x 12' 00" (3.68m x 3.66m)** A bright and spacious reception room with UPVC double glazed bay window to the front elevation offering views across to Compass Point. Feature fireplace and television point. Arch opening into:-

#### KITCHEN DINING ROOM

**17' 2" x 11' 1" (5.23m x 3.38m)** Twin UPVC double glazed windows to the rear elevation and UPVC obscure double glazed door leading out to the garden. Recess with shelving and storage cupboards below and a night storage heater.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer, space for freestanding electric cooker with extractor above and space for undercounter fridge.

#### FIRST FLOOR

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

#### BEDROOM ONE

**11' 00" x 10' 8" (3.35m x 3.25m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation offering views across to the Breakwater and Atlantic Ocean. Picture rail, feature fireplace, built-in cupboard and night storage heater.

#### BEDROOM TWO

**12' 00" x 9' 10" (3.66m x 3m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the garden. Built-in cupboard and night storage heater.

#### BEDROOM THREE

**7' 5" x 7' 00" (2.26m x 2.13m)** A single bedroom with a UPVC double glazed window to the front elevation offering views across to the Breakwater and Atlantic Ocean.

#### BATHROOM

**6' 1" x 5' 11" (1.85m x 1.8m)** A modern white suite comprising of panel enclosed bath with mixer shower and curved glass shower screen, pedestal wash hand basin, push button low flush WC, wall mounted electric towel rail and UPVC obscure double window to the rear elevation.

#### OUTSIDE WC

**5' 5" x 2' 10" (1.65m x 0.86m)** WC and wall mounted wash hand basin.

#### UTILITY

**5' 5" x 4' 8" (1.65m x 1.42m)** Space and plumbing for washing machine.

#### OUTSIDE

To the front of the property there is a low wall with metal pedestrian gate and path leading to the front door. The front garden is laid to slate chippings with a flower bed. Wooden side gate and path leads to the



enclosed rear garden with a paved patio seating area, path leading up the garden which is laid to grass.

#### COUNCIL TAX

Band B

#### SERVICES

Mains electricity, water and drainage.

#### TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

On foot from our office in Queen Street turn left and at the end of Queen Street turn left again. Walk up against the one way system, taking the first right into Broadclose Hill and then take the first right again into Bramble Hill. Follow this road around to the right and take the second left hand turning into Southfield Road and the property will be located a short distance along on the left hand side.

