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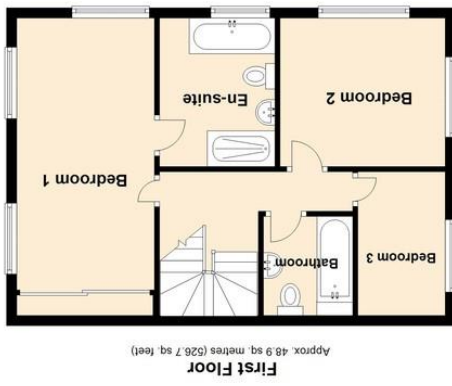


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Total area: approx. 128.5 sq. metres (1383.1 sq. feet)  
 Plan produced using PlanUp



*The Property Professionals...*



## 1 West Fairholme Road

Bude, Cornwall EX23 8BB



Price £425,000

- Large living room, kitchen/dining room
- Three bedrooms with ensuite to Bedroom one
- Garage, off road parking and low maintenance garden



*The property professionals*



# 1 West Fairholme Road

Bude, Cornwall, EX23 8JD

Price £425,000

A spacious and well presented end of terrace house, located in the popular residential area of Flexbury within walking distance of Bude town centre and Crooklets beach.

The accommodation briefly comprises; Entrance porch, dual aspect living room, kitchen/dining room with double doors opening to the garden, three bedrooms and well appointed bathroom and ensuite.

Outside there is off road parking and a garage with light and power connected and a private seating area at the rear. Mature planting to the borders and a raised decked and patio seating area.

#### ENTRANCE PORCH

**9' 10" x 6' (3m x 1.83m)** Entering the property via a composite door in to a fully glazed entrance porch with space for shoes and coats.

#### LIVING ROOM

**19' 01" x 15' 02" (reducing to 8'11") (5.82m x 4.62m)** UPVC double glazed door opens in to the light and spacious dual aspect living room, with windows to the front and side elevation. Doors to the kitchen / dining room and cloakroom and stairs ascending to the first floor.

#### KITCHEN/DINER

**19' 07" x 12' 01" (Max)" (5.97m x 3.68m)** The kitchen is fitted with a range of wooden wall and base units with worksurface over, inset one and a half bowl sink with in cut side drainer. Built in appliances comprise of slimline dishwasher, washing machine, fridge and freezer, inset oven and hob with extractor over.

The dining area has UPVC double doors opening out to the rear garden and decked seating area and window to the front elevation.

#### CLOAKROOM

Pedestal, low flush WC and wash hand basin.

#### BEDROOM ONE

**17' 03" x 8' 10" (5.26m x 2.69m)** A large dual aspect double bedroom with windows to the side and front elevation, built in wardrobe with sliding doors, door to:

#### ENSUITE

**9' 07" x 7' 05" (2.92m x 2.26m)** Fitted with a double shower enclosure with glass screen, low flush WC, wash hand basin, and bath with central taps. High gloss grey tiles to the floors and light grey tiling to the walls.

#### BEDROOM TWO

**10' 07" x 9' 07" (3.23m x 2.92m)** Another dual aspect room with windows to the front and side elevations.

#### BEDROOM THREE

**9' 07" x 5' 11" (2.92m x 1.8m)** UPVC double glazed window to the side elevation.

#### BATHROOM

**6' 04" x 5' 09" (1.93m x 1.75m)** Panel enclosed bath with shower over, low flush WC, wash hand basin.

#### GARAGE

**18' 11" x 10' 10" (5.77m x 3.3m)** A useful garage with light and power connected, electric car charge point, outside socket and storage to the roof space.

#### OUTSIDE

The property is approached via a brick paved driveway with ample parking behind the gates. The gardens wrap the side and the front of the property, with a mixture of decking, gravelled seating areas and mature planting.



#### SERVICES

All mains services are connected.

#### TENURE

Freehold

#### COUNCIL TAX

Band D

**FREE  
SALES  
&  
LETTINGS**  
MARKET APPRAISAL

*Award winning*



## Directions

Proceed up through town via Belle Vue and onto Golf Course Road. Continue down through the golf course, passing Flexbury Park Road and church, take the second right in to West Fairholme Road, the property is the first on the left.

