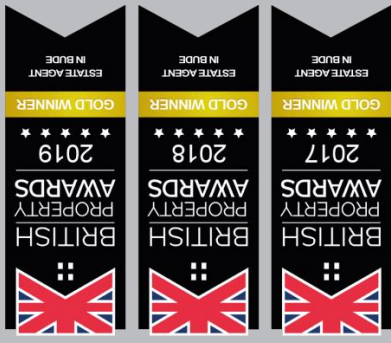


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 32 Queen Street
 Bude, Cornwall
 EX23 8BB



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs	A (92-100)	A (92-100)
	B (81-91)	B (81-91)
	C (69-80)	C (69-80)
	D (55-68)	D (55-68)
	E (39-54)	E (39-54)
	F (27-38)	F (27-38)
	G (1-26)	G (1-26)

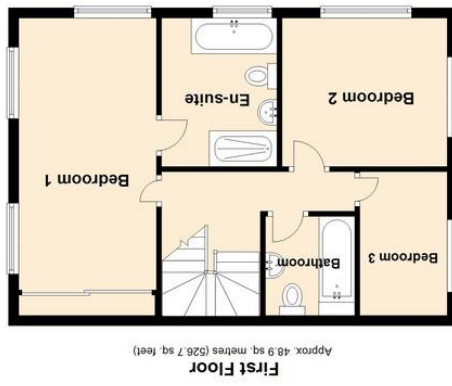
England, Scotland & Wales
 EU Directive 2002/91/EC
 Not energy efficient - higher running costs

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 document. The buyer is advised to obtain verification from their solicitor. Items shown in 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.

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



The Property Professionals...

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1 West Fairholme Road

Bude, Cornwall, EX23 8JD

- Spacious end terrace house
- Popular location, walking distance to Bude town centre and beaches
- Large living room, kitchen/dining room
- Three bedrooms with ensuite to Bedroom one
- Garage, off road parking and low maintenance garden

Price £425,000



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.

