



## 8 The Depot

Lansdown Road , Bude, Cornwall, EX23 8BN

Price £375,000

- Brand new four story semi detached town house
- Situated in an extremely convenient location in Bude town
- Open plan second floor living kitchen dining room with pleasant views by a respected developer
- Three bedrooms, three bath/shower rooms
- Enclosed gardens to the rear. Car port parking for one vehicle



*The property professionals*



## 8 The Depot , Lansdown Road , Bude, Cornwall, EX23 8BN

8 The depot is a brand new semi detached town house with accommodation over four floors, situated in an extremely convenient location within the town centre of Bude the property is only a short walk from the shops, stores, facilities and supermarkets , whilst being within easy walking distance to Summerleaze's beach.

Internally the property offers an entrance hall, cloakroom, on the first floor two first floor bedrooms with an ensuite to the guest bedroom and separate bathroom , second floor open plan kitchen/living/dining room with engineered oak wood flooring, bay window offering views across Bude town and separate WC. On the top floor is the principal bedroom with ensuite bathroom and pleasant views across to Efford Down and Pepperpot.

Outside there is an allocated parking space for one vehicle under the car port and an enclosed garden to the rear.

### DIRECTIONS

Leaving our office on foot in Queen Street turn left and head down to the end Queen Street. Turn left into Lansdown Road and head up the road and around into Burn View. The property is located on the left-hand side.

### ENTRANCE HALL

Entering via a double glazed composite door to the entrance hall with a UPVC double glazed window to the side elevation. Stairs ascending to the first floor, inset lighting, engineered oak wood flooring, wall mounted consumer unit and radiator. Door to cupboard housing the gas fired boiler and space and plumbing for washing machine. Oak door to:-

### CLOAKROOM

7' 9" x 3' 1" (2.36m x 0.94m) Inset lighting, pedestal wash hand basin, toilet bowl with concealed cistern, tiled flooring and wall mounted heated towel rail.

### FIRST FLOOR

UPVC double glazed window and door to the rear elevation leading out to the garden. Stairs ascending to the second floor, inset lighting, built-in cupboard and radiator. Oak doors serve the following rooms:-

### BEDROOM TWO

15'3 max' 10'3 min" x 10' 2" (4.83m x 3.1m) A bright and spacious dual aspect double bedroom with a high-level UPVC double glazed window the front elevation and UPVC double glazed walk in bay window to the side elevation. Radiator. Door to:-

### ENSUITE

6' 3" x 4' 5" (1.91m x 1.35m) Double shower enclosure with mains fed soak head shower, wash hand basin, toilet bowl with concealed cistern, attractive wall tiling to the wet areas, wall mounted electric towel rail and tiled flooring.

### BEDROOM THREE

9' 6" x 8' 6" (2.9m x 2.6m) UPVC double glazed window to the side elevation and radiator.

### BATHROOM

8' 7" x 6' 5" (2.62m x 1.96m) UPVC obscure double glazed window to the side elevation. Panelled enclosed bath with mains fed soak head shower and glass shower screen, wash hand basin, toilet bowl with soft close toilet seat and concealed cistern, wall mounted electric towel rail, attractive wall and floor tiling.

### SECOND FLOOR

Stairs ascending to the third floor and radiator. Oak doors serve the following rooms:-

### WC

6' 1" x 2' 11" (1.85m x 0.89m) UPVC double glazed window to the rear elevation. Inset lighting, wall mounted wash hand basin, toilet bowl with concealed cistern and tiled

flooring.

### KITCHEN/DINING/LIVING ROOM

27' 2" x 15'1 max' 8'7 min" (8.3m x 4.78m) A bright and spacious dual aspect room with UPVC double glazed windows to the front and side elevations with walk in bay window, offering pleasant views over towards Efford Down, Lynstone Road and Bude town. Inset spotlights, two radiators, television point, telephone point and engineered oak wood flooring.

The kitchen is finished with a range of matching grey wall and base units with fitted square edge work surface with matching up stand. integrated appliances comprises of electric oven, hob with extractor hood, fridge and freezer and dishwasher.

### THIRD FLOOR

Door to:-

### BEDROOM ONE

16' 4" x 11' 5" (4.98m x 3.5m) A bright and spacious principal double bedroom with UPVC double glazed window to the side elevation and feature UPVC double glazed windows to the rear, offering pleasant views over Bude town, Triangle and Efford Down. Inset lighting, television point, radiator and loft hatch access. Door to:-

### ENSUITE

11' 11 max" x 10' 7 max" (3.63m x 3.23m) Feature UPVC obscure double glazed windows to rear elevation. Inset lighting, claw foot bath with freestanding tap, wash hand basin and toilet bowl with concealed cistern.

### CARPORT

16' 0" x 14' 9" (4.9m x 4.5m) There is off road parking under the car port for one vehicle

### OUTSIDE

To the rear of the property the garden is enclosed and laid to lawn, with wood pedestrian gate to the rear.

### COUNCIL TAX

Band D

### SERVICES

All mains services are connected. FTTH.

### TENURE

Freehold



**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.

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

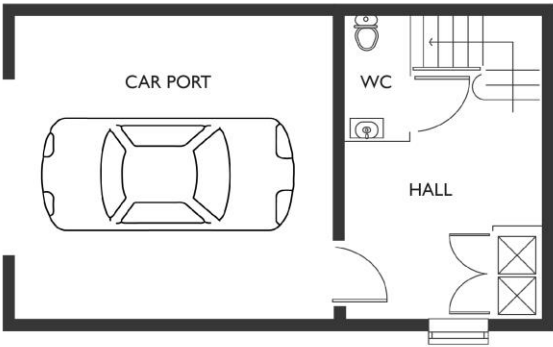


01288 355828  
E: bude@colwills.co.uk  
www.colwills.co.uk

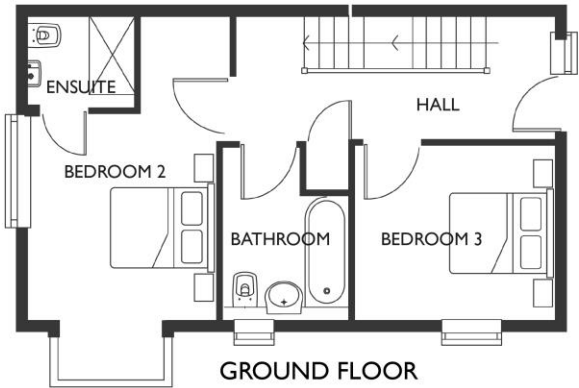
32 Queen Street  
Bude, Cornwall  
EX23 8BB



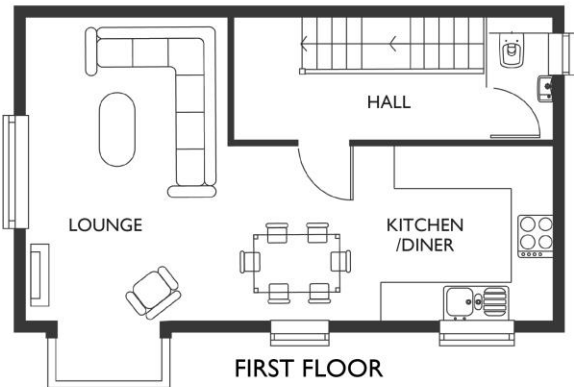
# 8 The Depot , Lansdown Road , Bude, Cornwall, EX23 8BN



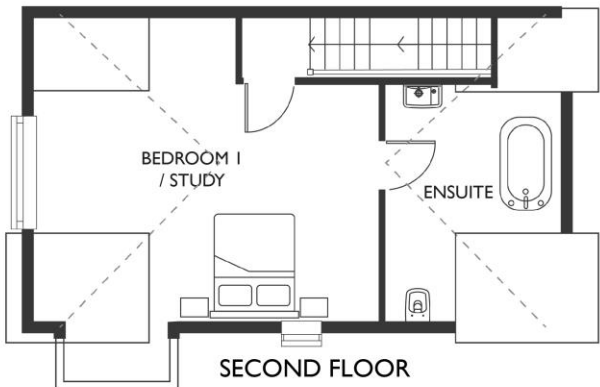
LOWER GROUND FLOOR



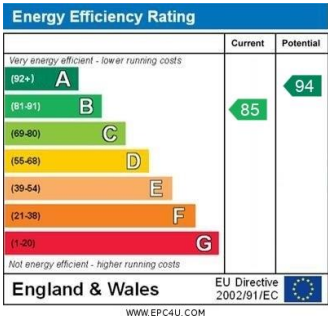
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.

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



01288 355828  
E: bude@colwills.co.uk  
www.colwills.co.uk

32 Queen Street  
Bude, Cornwall  
EX23 8BB

