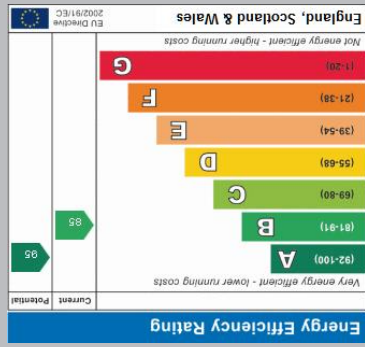
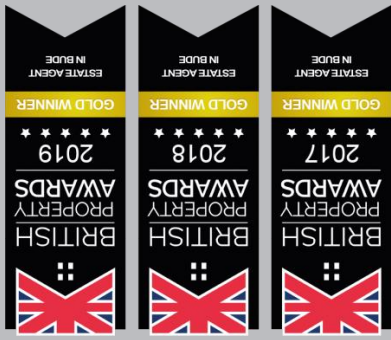


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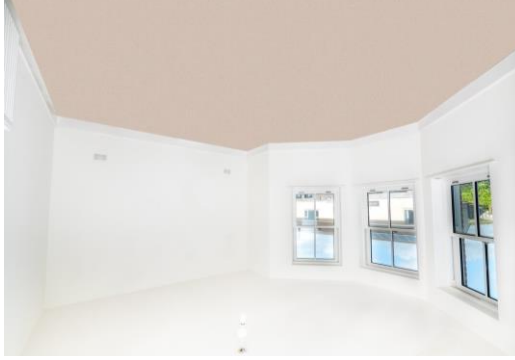
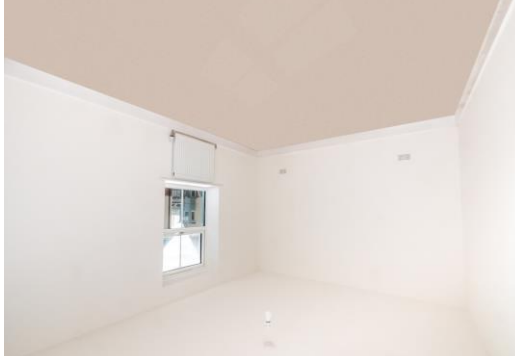


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain 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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## 24 Burn View

Bude, Cornwall, EX23 8BZ

Price £435,000

- Brand new three story terrace house
- Situated in an extremely convenient location in Bude town
- Open plan kitchen living dining room with Quartz granite worksurfaces
- Three double bedrooms, en-suite to the principal bedroom and family bathroom
- Enclosed gardens to the rear and allocated off road parking



*The property professionals*

# 24 Burn View

Bude, Cornwall, EX23 8BZ

Price £435,000

24 Burn View is a brand new three story terrace house built with a traditional style using a mixture of brick and cladding, 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, dual aspect open plan kitchen living dining room with a bay window, Quartz granite worksurfaces and integrated appliances. On the first floor there are two double bedrooms and a family bathroom, whilst on the second floor is the principal bedroom and ensuite shower room.

Outside there is an enclosed garden to the rear with a patio seating area and allocated off road parking.

## ENTRANCE HALL

Entering via a double glazed composite door to the entrance hall with stairs, ascending to the first floor, wall mounted consumer unit and radiator. Doors serve the following rooms :-

## CLOAKROOM

**6' 4" x 2' 11" (1.93m x 0.89m)** Inset lighting, corner wall mounted wash basin, toilet bowl with soft close toilet seat and concealed cistern and a chrome wall mounted heated towel rail.

## OPEN PLAN KITCHEN LIVING DINING ROOM

**21'3 max' 14'5 min" x 20'5 max' 6'10 min" (6.76m x 6.25m)**  
A bright and spacious dual aspect multizone room with bay window to the front elevation with three wooden double glazed sash style windows, UPVC double glazed window and door to the rear overlooking and leading out to the garden. High level television point, double socket and two radiators.

The kitchen is finished with range of matching wall and base units with Quartz granite work surface with breakfast bar seating, matching upstand and incut drainer, under mounted porcelain sink and mixer tap. Integrated appliances comprise electric oven, inset hob with extractor hood, fridge freezer, dishwasher washing machine.

## FIRST FLOOR

First floor wooden double glazed sash style window to the front elevation overlooking the golf course and stairs ascending to the second floor. Doors serve the following rooms:-

## BEDROOM TWO

**14' 4" x 13'3 max' 9'9 min" (4.37m x 4.19m)** A bright and spacious bedroom with bay window to the front elevation with three wooden double glazed sash style windows offering views over Bude golf course. Radiator.

## BEDROOM THREE

**13' 4" x 10' 5" (4.06m x 3.18m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the garden. Radiator.

## BATHROOM

**7' 7" x 6' 10" (2.31m x 2.08m)** UPVC obscure double glazed window to the rear elevation. Panelled closed bath with mains fed soak head shower and glass shower screen, wash hand basin, toilet bowl with soft close toilet seat and concealed cistern, attractive wall and floor tiling and chrome heated towel rail.

## SECOND FLOOR

Door to storage cupboard with pressurised hot water cylinder and door to:-

## BEDROOM ONE

**20' 8" x 12' 4" (6.3m x 3.76m)** A bright and spacious dual aspect principal bedroom with UPVC double glazed french doors to the



front and rear elevations with Juliet style balconies. Feature part vaulted ceilings, fitted cupboard, television point and radiator. Door to:-

## ENSUITE

**7' 7" x 4' 10" (2.31m x 1.47m)** Shower enclosure with mains fed soak head shower, wall hung vanity unit with basin, toilet bowl with soft close toilet seat and concealed cistern. Attractive wall and floor tiling and chrome wall mounted heated towel rail.

## OUTSIDE

To the rear of the property the garden is enclosed with a patio seating area and pedestrian gate to the rear.

## COUNCIL TAX

Band C

## SERVICES

All mains services are connected

## TENURE

Freehold

## AGENTS NOTE

Please note the internal pictures are from 22 Burn View which is an identical house type.



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*Award winning*



## 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.

