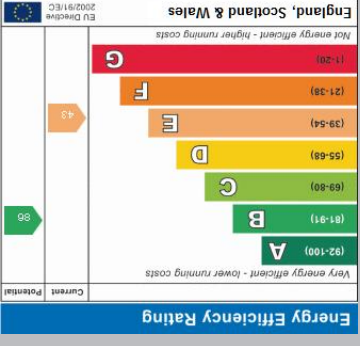
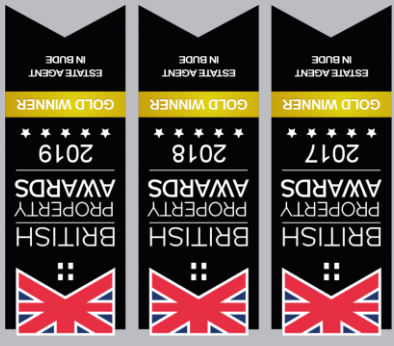
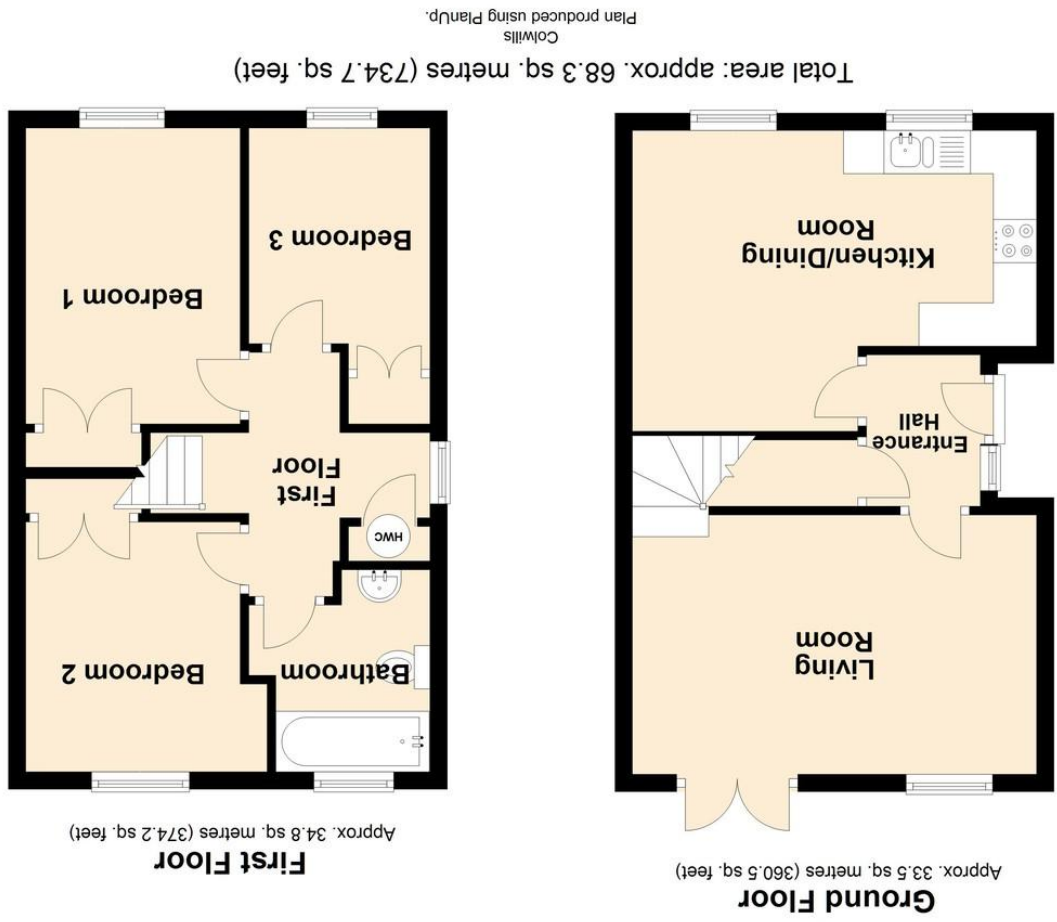


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order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



*The Property Professionals...*



## 30 Paradise Park

Whitstone, Holsworthy, Devon, EX22 6TQ

Price £215,000

- Three bedroom semi detached house
- Located in the village of Whitstone in a cul-de-sac location
- Living room, kitchen dining room with newly fitted kitchen
- Three bedrooms and a bathroom
- Off road parking and enclosed gardens. No onward chain



*The property professionals*

# 30 Paradise Park

Whitstone, Holsworthy, Devon, EX22 6TQ

Price £215,000

30 Paradise Park is a three bedroom semi detached house, situated in the popular Cornish Village of Whitstone, which benefits from a popular primary school, local shop/post office and is some five miles from the coast and within easy access to the towns of Bude, Holsworthy and Launceston with all their amenities.

The property has recently been repainted and newly carpeted and offers an entrance hall, living room with french doors leading out to the decked seating area and gardens, kitchen dining room with newly fitted kitchen, three first floor bedrooms and a bathroom.

Outside there is gravelled off road parking and an enclosed garden to the rear laid to lawn. Available with no onward chain.

### ENTRANCE HALL

Entering via a UPVC obscure double glazed door with fixed side panel to the entrance hall, with door to the under stairs storage cupboard and consumer unit. Doors serve the following rooms:-

### LIVING ROOM

**15' 4" x 9' 10" (4.67m x 3m)** UPVC double glazed window and french doors to the rear elevation leading out to the decking and gardens. Staircase ascending to the first floor, wood effect flooring and electric radiator.

### KITCHEN DINING ROOM

**15' 4" x 11'5 max' 8'2 min" (4.67m x 3.56m)** Twin UPVC double glazed windows to the front elevation overlooking the garden. Recently re-fitted with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap, inset electric hob with extractor hood and integrated electric oven. Wood effect flooring and electric radiator.

### FIRST FLOOR

UPVC double glazed window to the side elevation, door to a cupboard housing the factory lagged hot water cylinder and immersion heater. Doors serve the following rooms:-

### BEDROOM ONE

**11' 6" x 8' 2" (3.51m x 2.49m)** A double bedroom with a UPVC double glazed window to the front elevation. Electric radiator and storage cupboard.

### BEDROOM TWO

**9' 3" x 8' 3" (2.82m x 2.51m)** A double bedroom with a UPVC double glazed window to the rear elevation. Electric radiator and storage cupboard.

### BEDROOM THREE

**8' 1" x 6' 9" (2.46m x 2.06m)** A single bedroom with UPVC double glazed window to the front elevation. Electric radiator and built in cupboard.

### BATHROOM

**5' 11" x 5' 9" (1.8m x 1.75m)** UPVC obscure double glazed window to the rear elevation, panel enclosed bath, pedestal wash hand basin and WC.

### OUTSIDE

To the front of the property wooden five bar gate opens onto a gravel driveway providing off road parking. The front garden is laid to lawn with mature shrubs. Side gate leads to the enclosed rear garden which is laid to lawn with a decked seating area being accessed via the living room. Garden shed to one corner.



### COUNCIL TAX

Band B

### SERVICES

Mains electricity, water and drainage

### TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, at the roundabout turn left onto the A39 and take the first main turning on the right-hand side signposted towards Holsworthy. Follow this road along for approximately 3 miles and upon reaching Red Post turn right onto the B3254 heading towards Launceston. Follow this road for a few miles and upon reaching the village of Whitstone proceed into the 30 mph zone, taking the first left into Paradise Park. Keep following the road around to the left and the property will be located a short distance along on the right hand side.

