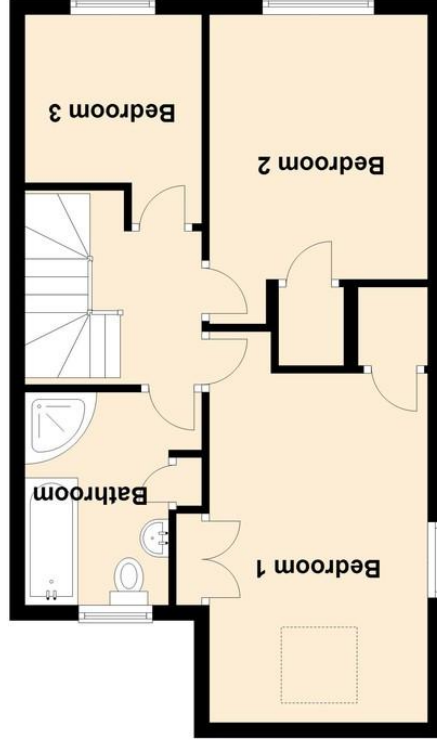
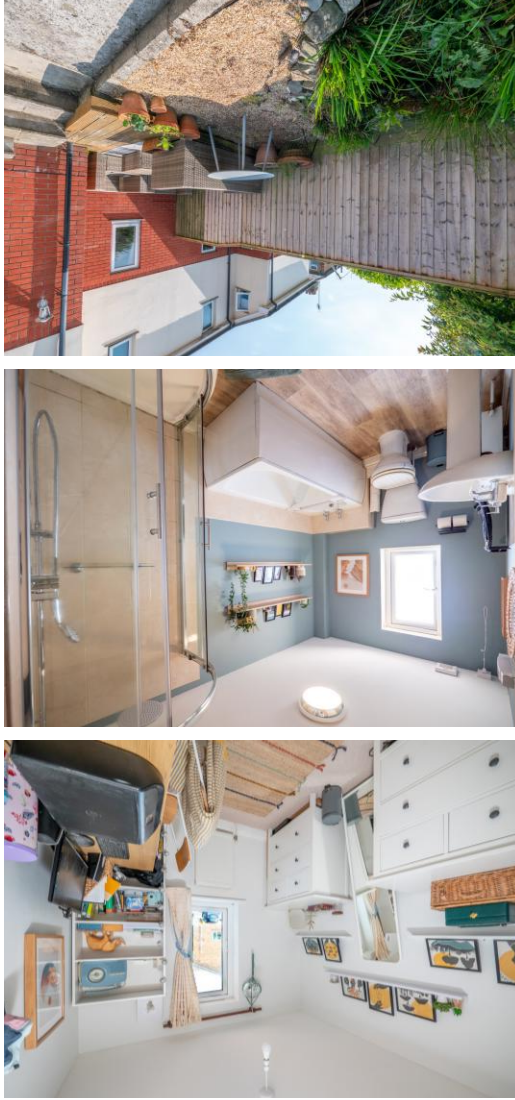


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 Bude, Cornwall
 EX23 8BB



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Separate negotiations are NOT included unless specifically mentioned in the sales particulars. They may however be available by journey to see a property.



First Floor
 Approx. 45.9 sq. metres (494.1 sq. feet)



Ground Floor
 Approx. 46.1 sq. metres (496.6 sq. feet)

Total area: approx. 92.0 sq. metres (990.7 sq. feet)

Colwills
 Plan produced using PlanUp.

The Property Professionals...



43 Kings Hill

Bude, Cornwall, EX23 8QH

Price £385,000

- A well presented and spacious semi detached family home
- Popular location, close to town, amenities, Bude marshes and cycle path
- Spacious open plan lounge/dining room opening into the kitchen
- Three bedrooms and a large family bathroom
- Single garage with attached store, off road parking and a low maintenance garden



The property professionals

43 Kings Hill

Bude, Cornwall, EX23 8QH

Price £385,000

A well presented semi-detached home that is energy efficient and low maintenance. This spacious family home was built in 2010 by a well renowned local builder and is situated in the popular and convenient Kings Hill area of Bude, located within a short walk to Bude town, Electric Bakery, local beaches, canal and cycle paths.

Internally the property offers an entrance hall with tiled flooring, cloakroom, large open plan lounge/dining room which opens into the kitchen. On the first floor are three generous bedrooms and a family bathroom.

Outside, there is off-road parking for several cars, a single garage with store to the rear and a low maintenance enclosed garden.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall, with grey painted stairs with central carpet runner ascending to the first floor, under stairs storage, tiled flooring, telephone point and radiator. Doors serve the following rooms:-

CLOAKROOM

7' 5" x 3' 2" (2.26m x 0.97m) UPVC obscure double glazed window to front elevation, pedestal wash hand basin, pushbutton low flush WC and radiator.

LOUNGE DINING ROOM

22' 5 max" x 17' 8 max" (6.83m x 5.38m) A bright and spacious triple aspect room with UPVC double glazed windows to the rear and side elevations and UPVC double glazed french doors leading out to the rear garden. Wood effect flooring, two radiators, television point and telephone point. Opening into:-

KITCHEN

9' 11" x 8' 00" (3.02m x 2.44m) UPVC double glazed window to the front elevation. The kitchen is finished with a range of matching wall and base units with a fitted worksurface, inset stainless steel sink and drainer with mixer tap, integrated electric double oven, inset four ring gas hob with extractor hood over, space and plumbing for washing machine, space for freestanding fridge/freezer and a wall mounted Worcester gas fired Combi boiler.

FIRST FLOOR

Light tunnel to ceiling and doors serve the following rooms:-

BEDROOM ONE

16' 11" x 8' 9" (5.16m x 2.67m) A bright and spacious double bedroom with a UPVC double glazed window to the side elevation and Velux window to the rear. Two built-in wardrobes and radiator.

BEDROOM TWO

11' 5" x 9' 9" (3.48m x 2.97m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation, built-in wardrobe and radiator.

BEDROOM THREE

7' 7" x 7' 6" (2.31m x 2.29m) UPVC double glazed window to front elevation, telephone point and radiator.

BATHROOM

9' 8" x 6' 3" (2.95m x 1.91m) Matching white three-piece suite comprising of a panelled enclosed bath, corner shower enclosure with a mains fed shower over, pedestal wash hand basin and a pushbutton low flush WC. Radiator, airing cupboard with shelving with an electric heater and wood effect flooring.

GARAGE

20' 9" x 8' 9" (6.32m x 2.67m) Twin wooden doors to the front elevation and pedestrian door to the side, light and power connected.

STORE

8' 9" x 7' 8" (2.67m x 2.34m) Pedestrian door to side.



OUTSIDE

The property is situated on an enclosed plot with a brick paved driveway providing off-road parking and turning for several vehicles. Side gated access to the rear garden which is enclosed with a decked seating area to one corner, leading down to an area of gravel with small nature pond and planting and area laid to concrete.

COUNCIL TAX

Band C

SERVICES

All mains services connected.

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 into Bencoolen Road. Follow this road along and take the right-hand turning into Kings Hill (just after the Esso petrol station). Ascend up Kings Hill and the property is found a short distance along on the left-hand side as you reach the brow of the hill.

