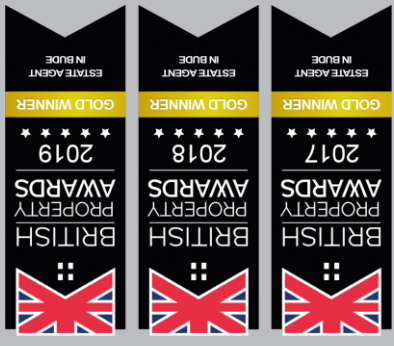


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order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



The Property Professionals...



2 Killerton Road

Bude, Cornwall, EX23 8EL

Price £395,000

- A period property in need of modernisation
- Living room, dining room, kitchen and five bedrooms
- Close to Bude town centre and beaches
- Fantastic opportunity for further development
- No onward chain



2 Killerton Road

Bude, Cornwall, EX23 8EL

Price £395,000

A rare opportunity to acquire a period property offering amazing potential. The property retains a lot of the original features such as sash windows, picture rails, deep skirting boards, quarry tiles and mosaic tiles to the entrance hall, all within walking distance to Bude town centre and beaches.

The accommodation briefly comprises of; living room with bay window and fireplace, dining room, kitchen, ground floor WC. On the first floor there are 3 bedrooms, family bathroom and separate WC. Two further bed rooms can be found on the second.

Outside the property has a garage and off-road parking for one vehicle, a path through the front garden leads to the door, boarded by hedge rows and mature plants, the rear garden is laid to lawn.

ENTRANCE HALL

Entering the property via a wooden door into the inner hall with the original quarry tiles to the floor. Stairs ascend to the first floor and doors serve the following rooms.

LIVING ROOM

15' 03" x 11' 11" (4.65m x 3.63m) With bay window to the front elevation, picture rails and feature fireplace.

DINING ROOM

13' 03" x 10' 06" (4.04m x 3.2m) Window to the rear elevation, picture rail and fireplace.

PANTRY

5' 01" x 3' 7" (1.55m x 1.09m) Useful pantry with window to the side elevation, wall mounted shelving units.

KITCHEN

9' 04" x 8' 00" (2.84m x 2.44m) Fitted with a range of matching wall and base units, space for gas cooker. wooden door and window to the side elevation.

WC

6' 04" x 2' 10" (1.93m x 0.86m) Pedestal WC and wash hand basin. Window to the rear elevation.

LANDING

A split level landing, with stairs ascending to the 2nd floor.

BEDROOM ONE

12' 07" x 11' 11" (3.84m x 3.63m) A spacious double bedroom with bay window to the front elevation, picture rail and pedestal wash hand basin.

BEDROOM TWO

13' 08" x 10' 06" (4.17m x 3.2m) Another double room with sash window to the rear elevation.

BEDROOM FIVE

8' 04" x 7' 01" (2.54m x 2.16m) A single bedroom with sash window to the front elevation.

WC

5' 05" x 2' 09" (1.65m x 0.84m) Separate WC with pull chain cistern and window to side elevation.

BATHROOM

9' 11" x 8' 00" (3.02m x 2.44m) Wall mounted wash hand basin, panel enclosed bath with tiled splash back and sash window to the side elevation.

BEDROOM THREE

18' 05 (Max) " x 13' 08 (Max) " (5.61m x 4.17m) Spacious double bedroom with reducing head height in the eaves, exposed floorboards and beams to ceiling, loft hatch access and sash window to the front elevation.

BEDROOM FOUR

8' 11" x 8' 06" (2.72m x 2.59m) Sash window to the front elevation.

GARAGE

29' 09" x 10' 07 (Reducing to 3'06)" (9.07m x 3.23m) Roller door to the front elevation and pedestrian door to the rear.

OUTSIDE

The front of the property is approached via a driveway with off road parking for one vehicle and access to the garage, a footpath leads through the front garden with mature plants and shrubs to the side.

SERVICES

mains water and drainage, Mains electricity.

TENURE

Freehold

COUNCIL TAX

Band D

**FREE
SALES
&
LETTINGS**
MARKET APPRAISAL

Award winning



Directions

