



## 11 The Depot, Lansdown Road

Bude, Cornwall, EX23 8BN

Price £350,000

- Brand new three 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
- Two bedrooms, en-suite to the principal bedroom and separate bathroom
- Enclosed gardens to the rear. Car port parking for one vehicle



*The property professionals*



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

11 The depot is a brand new semi detached town house with accommodation over three 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, two first floor bedrooms with an ensuite to the principal bedroom and separate bathroom and on the second floor a triple aspect open plan living kitchen dining room with walk in bay window offering pleasant views over towards Efford Down, Lynstone Road and Bude town.

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 the property is located on the left-hand side.

## ENTRANCE HALL

**15' 5" x 9' 9" (4.7m x 2.97m)** Entering via a double glazed composite door to the entrance hall with a UPVC double glazed window to side elevation. Stairs ascending to the first floor, inset lighting, wall mounted consumer unit and radiator. Door to cupboard housing the gas fired boiler and space and plumbing for washing machine. Door to:-

## CLOAKROOM

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

## FIRST FLOOR

UPVC double glazed window and door to the rear elevation leading out the garden. Stairs ascending to the second floor, inset lighting, built in cupboard and radiator.

## BEDROOM ONE

**15'2 max' 10'9 min" x 10' 4" (4.83m x 3.15m)** A bright and spacious dual aspect double bedroom with a high-level UPVC double glazed window to the front elevation and UPVC double glazed walk in bay window to the side. Television point and radiator.

## ENSUITE

**6' 3" x 4' 6" (1.91m x 1.37m)** Double shower enclosure with mains fed soak head shower, wash hand basin, toilet bowl with concealed cistern, attractive wall tiling to the wet areas and tiled flooring.

## BEDROOM TWO

**9' 8" x 8' 7" (2.95m x 2.62m)** 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, attractive wall and floor tiling.

## SECOND FLOOR

Door leading to:-

## OPEN PLAN LIVING KITCHEN DINING ROOM

**27' 4" x 15'2 max' 11'11 min" (8.33m x 4.85m)** A bright and spacious triple aspect room with UPVC double glazed windows to three elevations with a walk in bay window, offering pleasant views over towards Efford Down, Lynstone Road and Bude town. Inset spotlights, loft hatch access, two radiators, television and telephone point.

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

## OUTSIDE

To the rear of the property the garden is enclosed and laid to lawn. There is off road parking under the car port for one vehicle.

## COUNCIL TAX

Band TBC

## SERVICES

All mains services are connected

## TENURE

Freehold

## AGENTS NOTE

Please note the bathroom pictures are from another plot on the development and are only a guide for the sanitary ware and tiles finishes.



**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

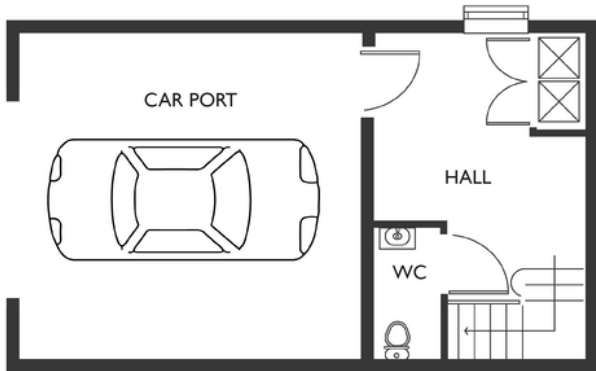


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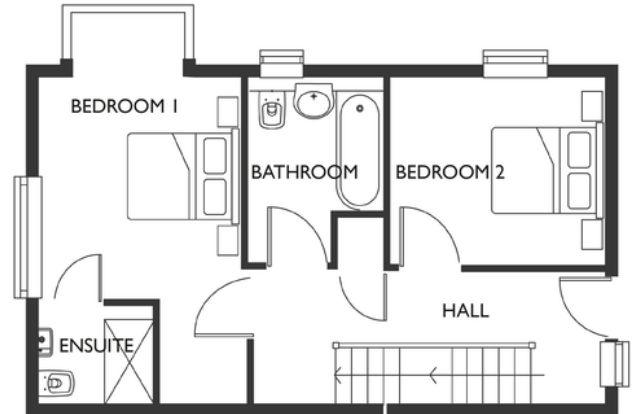
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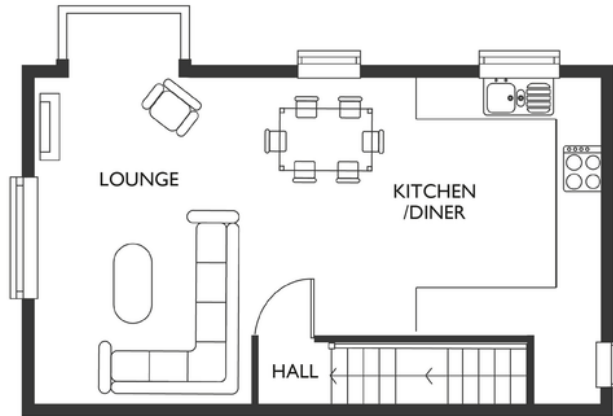
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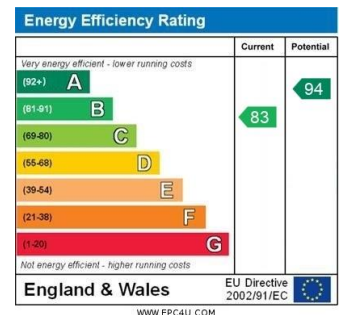
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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