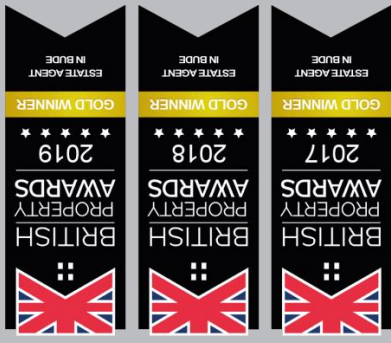


01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB

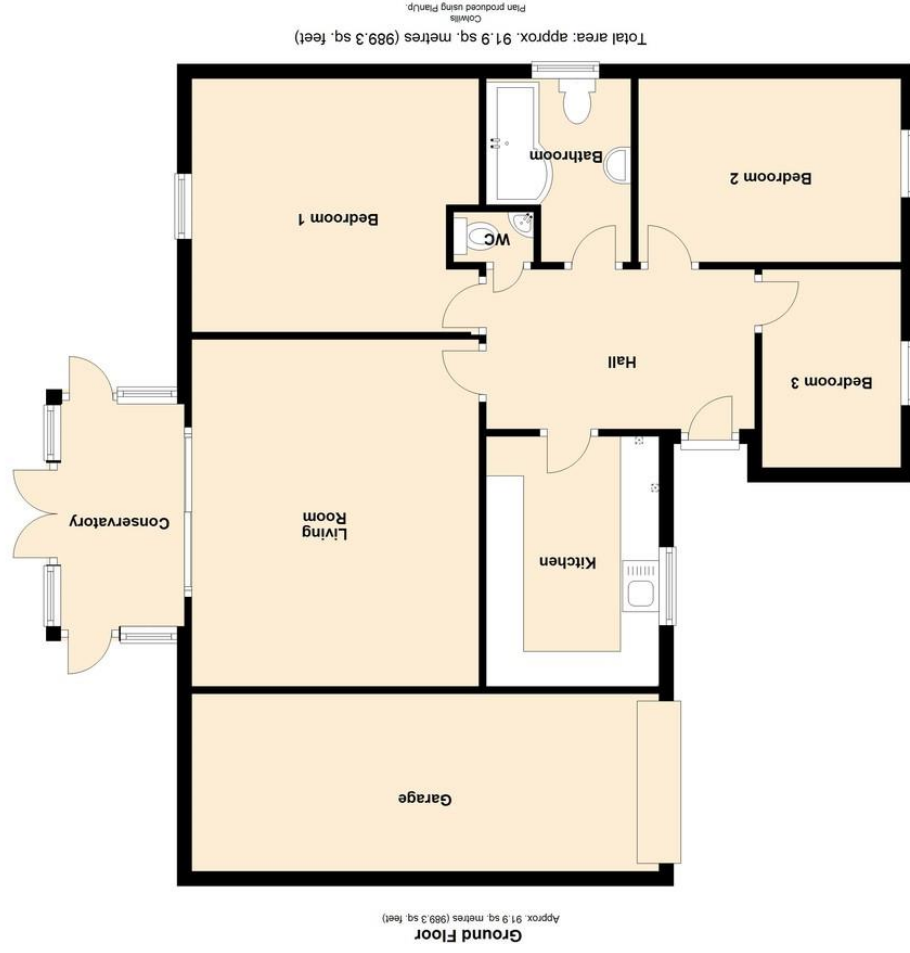


Energy Efficiency Rating	
Potential	Current
86	70

Energy Efficiency Rating Legend:  
 A (92+) Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-64)  
 F (21-38)  
 G (1-20) Not energy efficient - higher running costs

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 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...*



## 34 Fosters Way

Bude, Cornwall, EX23 8HF

Price £399,950

- Well presented and spacious detached bungalow
- Cul-de-sac setting in a highly sought after residential area
- Lounge/dining room, conservatory, modern kitchen
- Three bedrooms and a modern bathroom
- Single garage, off road parking, south facing rear garden



# 34 Fosters Way

Bude, Cornwall, EX23 8HF

Price £399,950

Available with no onward chain. 34 Fosters Way is a spacious detached bungalow with a low maintenance exterior, located in a cul-de-sac setting in the highly sought after residential area of Flexbury, within walking distance of the town centre, Bude Golf Course and local beaches.

Internally the well presented accommodation offers an entrance hall, lounge/dining room with doors leading out to a conservatory, modern kitchen, three bedrooms and a bathroom.

Outside, there is a single garage with off road parking to the front for two to three vehicles and a private enclosed south facing garden to the rear.

#### ENTRANCE HALL

Entering via an obscured double glazed composite door to the entrance hall with loft hatch access with pull down ladder, radiator and telephone point. Doors serve the following rooms:-

#### CLOAKROOM

**4' 7" x 2' 7" (1.4m x 0.79m)** Corner wall mounted wash hand basin, push button low flush WC with saniflo macerator system.

#### LIVING ROOM

**15' 7" x 12' 11" (4.75m x 3.94m)** UPVC sliding double glazed door to the rear elevation leading out to the conservatory. Coved ceiling, television point and two radiators.

#### CONSERVATORY

**10' 2" x 5' 7" (3.1m x 1.7m)** UPVC double glazed windows to three elevations with matching french doors and doors to either side and double glazed roof.

#### KITCHEN

**11' 2" x 7' 8" (3.4m x 2.34m)** UPVC double glazed window to the front elevation overlooking the garden. The kitchen is finished with a range of matching cream high gloss wall and base units with fitted square edge work surface, inset stainless steel sink and drainer with mixer tap. Inset touch control induction hob with extractor hood, integrated electric oven, space and plumbing for dishwasher, space and plumbing for washing machine and space for freestanding fridge freezer.

#### BEDROOM ONE

**13' 00" x 11' 5" (3.96m x 3.48m)** A spacious principal double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden. Coved ceiling and radiator.

#### BEDROOM TWO

**12' 00" x 8' 6" (3.66m x 2.59m)** A double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Coved ceiling and radiator.

#### BEDROOM THREE

**8' 11" x 5' 11" (2.72m x 1.8m)** A single bedroom with a UPVC double glazed window to the front elevation. Coved ceiling and radiator.

#### BATHROOM

**9' 1" x 6' 5" (2.77m x 1.96m)** UPVC obscure double glazed window to the side elevation and attractive fully tiled walls. Panel enclosed 'P' shape bath with glass shower screen, mains fed shower with separate hand attachment, vanity unit with inset basin and wall mounted mirror above with integrated lighting, toilet bowl with concealed cistern and wall mounted chrome heated towel rail.

#### GARAGE

**21' 4" x 8' 00" (6.5m x 2.44m)** Electric roller door, wall mounted gas fired boiler and light and power connected.

#### OUTSIDE

To the front of the property there is off road parking in front of the garage for two to three vehicles, area of lawn with feature palm and attractive flower beds. To either side of the bungalow there is a wooden gate and path which leads to the enclosed south facing garden which is laid to lawn with raised vegetable and flower beds and a patio seating area accessed from via the conservatory.



#### COUNCIL TAX

Band D

#### SERVICES

All mains services are connected

#### TENURE

Freehold

**FREE SALES & LETTINGS**  
MARKET APPRAISAL

*Award winning*



## Directions

Proceed up through the centre of town via Belle Vue and then continue down Golf Course Road towards Flexbury. Prior to reaching Flexbury Church take the right-hand turning into Flexbury Park Road. Continue along this road taking the second turning on the right-hand side into East Fairholme Road. Proceed all the way down this road taking the second turning on the right into Fosters Way and the property will be located a short distance along on the right hand side

