





27 REDWOOD GROVE

Bude, Cornwall , EX23 8EB

Price £799,950

- Large detached, family home in the centre of Bude
- First time on the open market
- Living room, kitchen/diner. conservatory, home office, double garage
- Three double bedrooms, family bathroom, large wrap around garden
- No onward chain

A spacious detached house located in one of the town's most sought after residential locations, just a short walk from Bude town, shops/amenities and nearby beaches, this is an excellent home for those wanting convenience. Built by our vendors parents, this is the first time the property has been on the open market since construction in 1982.

The property offers an entrance porch and hall, large living room with conservatory, study/bedroom four, kitchen breakfast room with doors leading out to a sun room, utility and ground floor shower room. On the first floor there are three bedrooms and a family bathroom.

Outside the property sits on a generous mature plot with extensive off road parking in front of the adjoining double garage and further detached single garage. Available with no onward chain.





ENTRANCE PORCH

6' 2" x 5' 5" (1.88m x 1.65m) Entering via a wooden obscure glazed door to the entrance porch with wooden framed double glazed windows to the front and side elevations. Wooden framed obscure glazed door to:-

ENTRANCE HALL

12' 9" x 7' 10" (3.89m x 2.39m) Coved artex ceiling with stairs ascending to the first floor, radiator and doors serve the following rooms:-

SHOWER ROOM

5' 6" x 5' 4" (1.68m x 1.63m) UPVC obscure double glazed window to the front elevation, artex ceiling, half height wall tiling. Shower enclosure with aqua panelling and mains fed shower, corner wall mounted wash hand basin, WC and radiator.

STUDY/BEDROOM FOUR

7' 9" x 7' 9" (2.36m x 2.36m) UPVC double glazed window to the front elevation and radiator.

LIVING ROOM

24' 11" x 14' 8" (7.59m x 4.47m) A bright and spacious triple aspect reception room with UPVC double glazed windows to the rear and side elevations overlooking the well-maintained gardens and double glazed patio door leads to the conservatory. Coved artex ceiling, fireplace with tiled hearth and surround with inset wood burner, two radiators and television point.

CONSERVATORY

13' 8" x 10' 00" (4.17m x 3.05m) Aluminium double glazed windows and matching french doors leading out to the well-maintained gardens and wall mounted gas heater.

KITCHEN/BREAKFAST ROOM

20' 11" x 10' 11" (6.38m x 3.33m) Coved artex ceiling, UPVC double glazed window to the side elevation and aluminium double glazed internal window to the rear and radiator. The kitchen is finished with a range of wall and base units with fitted square edge work surface with inset sink with double drainer. Inset electric hob and integrated high level double oven. Wooden framed glazed sliding door leading to:-

SUN ROOM

20' 9" x 5' 1" (6.32m x 1.55m) UPVC double glazed windows to the rear elevations and matching door to the side overlooking and leading out to the well maintained gardens. Two radiators. Leading to:-

UTILITY ROOM

12'1 max' 8'5 min" x 10'1 max ' 4'4 min" (3.86m x 3.15m) UPVC obscure double glaze door to front elevation and UPVC double glazed window to the rear. Coved artex ceiling, fitted base units with square edge work surface, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer. Cupboard housing the Worcester gas fired boiler. Door to:-

WC

5' 5" x 3' 2" (1.65m x 0.97m) UPVC obscure double glazed window to the front elevation, artex ceiling, half height wall tiling, wall mounted wash hand basin, WC and radiator.

FIRST FLOOR

Coved artex ceiling, loft hatch access, UPVC double glazed window to the front elevation with views over towards Efford and the coastline. Airing cupboard housing the factory lagged hot water cylinder, immersion heater and shelving. Radiator. Doors serve the following rooms:-

BEDROOM ONE

16' 00" x 14' 7" (4.88m x 4.44m) A spacious principal dual aspect double bedroom UPVC double glazed windows to the rear and side elevations overlooking the well-maintained landscape gardens. Coved artex ceiling, television point and radiator. Door to:-

WARDROBE

5' 4" x 4' 6" (1.63m x 1.37m)

BEDROOM TWO

16' 1" x 10' 9" (4.9m x 3.28m) A bright and spacious dual aspect double bedroom with UPVC double glazed windows to the rear and side elevations overlooking the landscaped gardens. Coved artex ceiling and radiator.

BEDROOM THREE

14' 8" x 8' 8" (4.47m x 2.64m) A dual aspect bedroom with UPVC double glazed windows to the front and side elevations. Artex coved ceiling and radiator.

BATHROOM

7' 9" x 7' 9" (2.36m x 2.36m) UPVC obscure double glazed window to the front elevation, half height wall tiling and radiator. Panel enclosed bath with mixer shower attachment, pedestal wash hand basin, bidet and WC.

DOUBLE GARAGE

19' 4" x 18' 11" (5.89m x 5.77m) Twin up and over doors with UPVC double glazed window to the rear elevation and wooden framed pedestrian door. Light and power connected and a wall mounted consumer unit.

OUTSIDE

Property is approached via an extensive gravel drive with central flower bed providing off road parking for a number of vehicles and path leading to the front door. The Gardens to the front and right side are laid to lawn with hedge boundaries. To the rear the lawn is split into two sections via conifer hedge with pretty flower boarders, area laid to gravel with greenhouse.

SINGLE GARAGE/STORE

15' 00" x 9' 00" (4.57m x 2.74m) Twin wooden doors to the front elevation

COUNCIL TAX

Band F

SERVICES

All mains services are connected

TENURE

Freehold



Ground Floor

Approx. 146.7 sq. metres (1576.7 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.4 sq. feet)



Total area: approx. 220.7 sq. metres (2376.0 sq. feet)

Colville
Plan produced using PlanUp.





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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
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