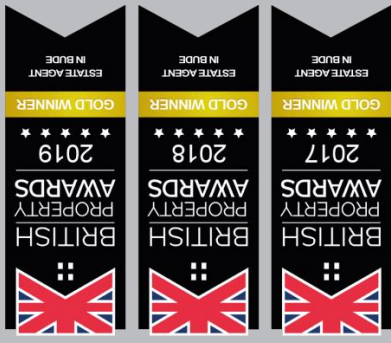
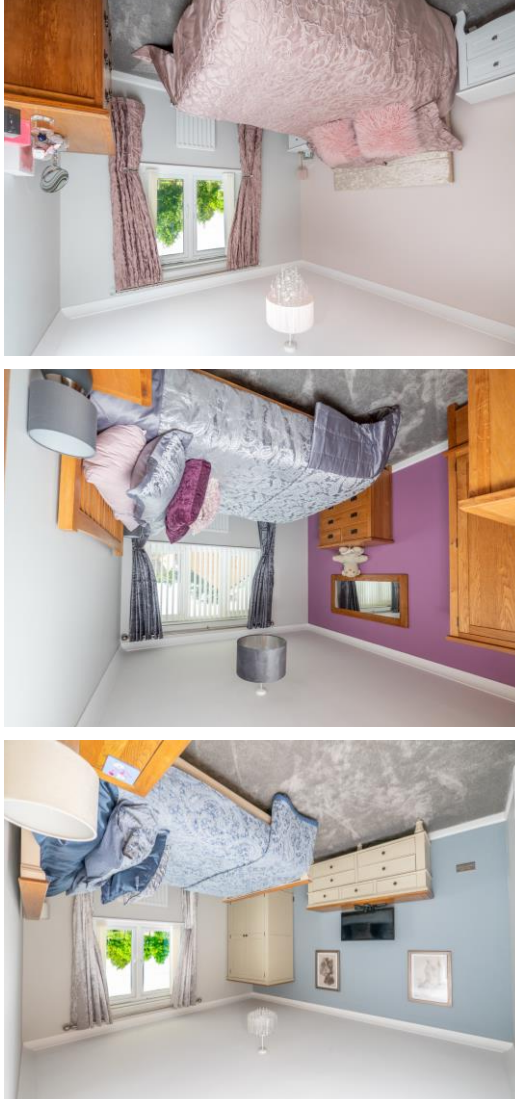


01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB

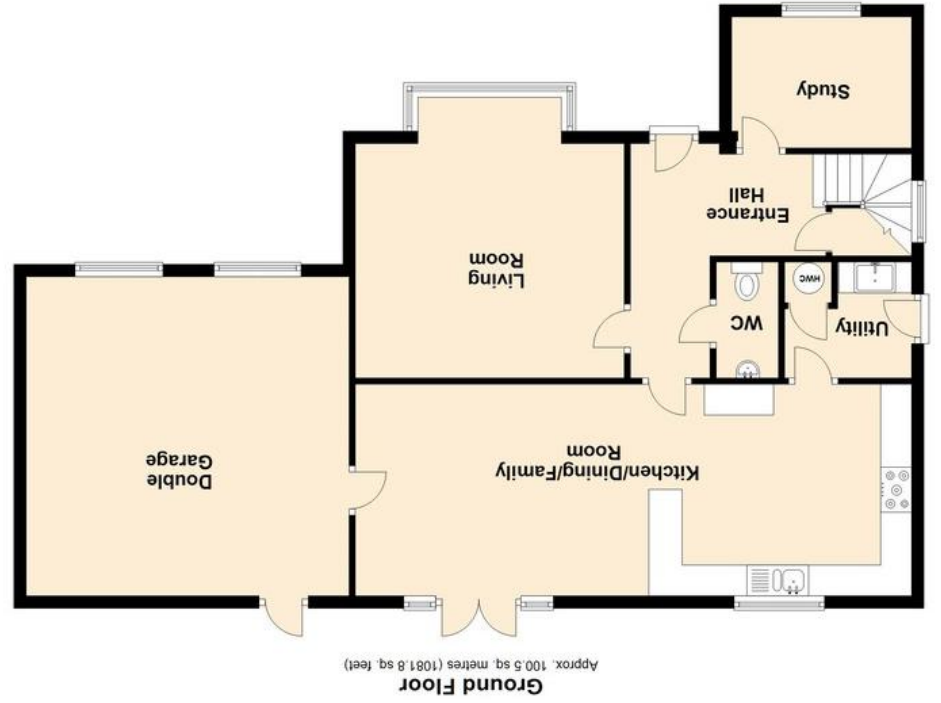


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain 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. 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.



Total area: approx. 172.5 sq. metres (1857.2 sq. feet)  
 Plan produced using PlanUp



*The Property Professionals...*



## 2 Tern Grove

Bude, Cornwall, EX23 8DB

Price £585,000

- A modern detached family home tucked away in a private and quiet location
- Located within walking distance of the town, schools and shops
- Living room with large bay window, kitchen/dining/family room and study
- Five bedrooms, two with ensuite showers and separate bathroom
- Double garage, parking and beautiful south facing landscaped gardens



*The property professionals*

# 2 Tern Grove

Bude, Cornwall, EX23 8DB

Price £585,000

2 Tern Grove is a modern, spacious detached family home tucked away in a peaceful, private setting within the sought-after 'Shorelands' development. Ideally situated within walking distance of the town centre, schools, and shops.

Impeccably presented with new carpets throughout, the home has been thoughtfully upgraded with oak internal doors and brushed chrome switches and sockets. The property boasts views over the surrounding green space and offers generous accommodation. The ground floor includes an inviting entrance hall, cloakroom, living room with a large bay window, study, and a kitchen/dining/family room featuring sleek high-gloss units and integrated appliances and a utility room.

Upstairs, you'll find five well-appointed bedrooms, two of which benefit from ensuite shower rooms, in addition to a separate family bathroom.

Outside, the property offers ample off-road parking for five to six vehicles in front of the double garage. The beautifully landscaped, south-facing rear garden is a highlight, complete with a spacious porcelain paved patio, perfect for outdoor entertaining.

#### ENTRANCE HALL

Entering via an obscure double glazed door to the entrance hall with stairs ascending to the first floor with under stairs cupboard, oak Amtico flooring and radiator. Oak doors serve the following rooms:-

#### CLOAKROOM

**6' 1" x 3' 2" (1.85m x 0.97m)** Part wall and floor tiling, toilet bowl with concealed cistern and a pedestal wash hand basin.

#### LIVING ROOM

**15' 00 into bay" x 14' 5" (4.57m x 4.39m)** Large walk-in bay window to the front elevation with UPVC double glazed windows, a bright and spacious room with double radiator.

#### STUDY

**9' 7" x 7' 1" (2.92m x 2.16m)** UPVC double glazed window to the front elevation, television point and radiator.

#### KITCHEN DINING FAMILY ROOM

**29' 7" x 11' 3" (9.02m x 3.43m)** UPVC double glazed window and matching french doors with side panels to the rear garden. Attractive tiled flooring, television point and two radiators.

The kitchen is fitted with contrasting high gloss wall and base units with anthracite work surface over, inset stainless steel sink with side drainer, pull out bins. Integrated appliances comprise of a five ring gas hob with extractor hood, electric double oven, dishwasher and fridge/freezer.

#### UTILITY ROOM

**6' 9" x 6' 2" (2.06m x 1.88m)** High gloss wall and base units with fitted

anthracite work surface, inset stainless steel sink, double glazed door to side elevation, tiled flooring and door to cupboard housing the pressurised hot water cylinder and wall mounted gas fired boiler.

#### FIRST FLOOR

A turning staircase ascends to the first floor with UPVC double glazed window to the half landing, radiator and loft hatch access. Oak doors serve the following rooms:-

#### BEDROOM ONE

**12' 00" x 11' 10" (3.66m x 3.61m)** A spacious principal double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden, built-in mirror wardrobes, television point and radiator.

#### ENSUITE

**7' 3" x 5' 00" (2.21m x 1.52m)** UPVC obscure double glazed window to the rear elevation, double shower enclosure with a mains fed shower over, pedestal wash hand basin, push button low flush WC, attractive tiling to the wet areas, tiled flooring, a heated towel rail and shaver point.

#### BEDROOM TWO

**12' 3" x 10' 5" (3.73m x 3.18m)** A double bedroom with radiator and a UPVC double glazed window to the front elevation.

#### ENSUITE

**6' 9" x 5' 1" (2.06m x 1.55m)** Double shower enclosure with mains fed shower over, pedestal wash hand basin, push button low flush WC, attractive tiling to the wet areas, tiled flooring and a heated towel rail.

#### BEDROOM THREE

**11' 00" x 9' 8" (3.35m x 2.95m)** A double bedroom with radiator, television point and a UPVC double glazed window to the rear elevation overlooking the garden.



#### BEDROOM FOUR

**9' 2" x 8' 9" (2.79m x 2.67m)** A double bedroom with radiator, television point and a UPVC double glazed window to the front elevation overlooking the green.

#### BEDROOM FIVE

**9' 6" x 7' 3" (2.9m x 2.21m)** UPVC double glazed window to the front elevation overlooking the green. Built in double cupboard, television point and radiator.

#### BATHROOM

**6' 5" x 6' 2" (1.96m x 1.88m)** UPVC obscure double glazed window to the side elevation, attractive tiling to the wet areas and tiled flooring. Double ended bath with a mains fed shower over, glass shower screen, pedestal wash hand basin, push button low flush WC and a wall mounted heated towel rail.

#### DOUBLE GARAGE

**18' 2" x 17' 7" (5.54m x 5.36m)** Twin up and over doors, pedestrian door to the rear elevation and light and power connected.

#### OUTSIDE

To the front of the property there is off road parking for multiple vehicles with the front garden laid to lawn with a raised garden sleeper flower bed and further flower bed with established plants and shrubs.. Side gated access and paved path leads to the rear generous and beautifully landscaped enclosed garden which is laid to lawn with a full width porcelain paved patio, and selection of shrubs, plants and trees. Outside cold water tap.

#### COUNCIL TAX

Band E

#### SERVICES

All mains services are connected

#### TENURE

Freehold. Estate service charge TBC.



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of town proceed out of Bude along The Strand, turning left at the mini roundabout into Bencoolen Road. Continue on this road all the way up the hill, passing Budehaven Secondary School and at the roundabout turn right into Shorelands. Follow this road passing Turnstone Way and take the next right into Shorelark Way and immediately right into Tern Grove.

