

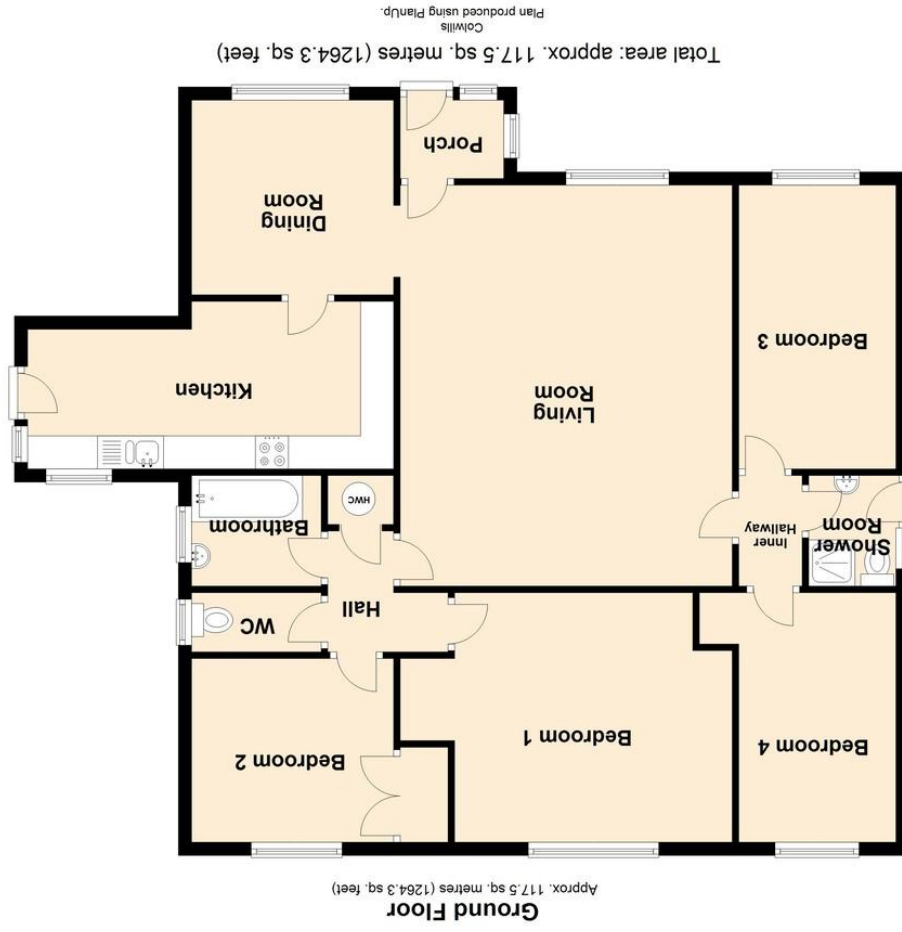
01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



Energy Efficiency Rating	
Current	Potential
82	82
Why energy efficient - lower running costs A (92+) B (81) C (69-80) D (55-80) E (39-54) F (21-38) G (1-40)	
Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales www.epca.gov.uk	

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.



*The Property Professionals...*



## 17 Acland Close

Bude, Cornwall, EX23 8SG

Price £410,000

- Detached bungalow in need of modernisation, prime residential area with coastal views
- Close to Crooklets beach, Bude golf course and town
- Spacious living room, dining room, kitchen
- Four bedrooms and two bath/shower rooms
- Generous enclosed south facing gardens, garage, parking. No onward chain



*The property professionals*



# 17 Acland Close

Bude, Cornwall, EX23 8SG

Price £410,000

17 Acland Close is a spacious detached bungalow situated in an elevated position offering views from the garden and rear of the property towards Compass Point, the coastline and Bude town. Located in a quiet close within the ever popular Flexbury side of town, within walking distance of Crooklets beach and local amenities.

The property is in need of some basic modernisation and briefly comprises; entrance porch, spacious living room, dining room, kitchen, four bedrooms and two bath/shower rooms.

Outside there is a detached single garage, off road parking for two vehicles and generous enclosed south facing gardens. Available with no onward chain.

#### PORCH

**5' 3" x 4' 00" (1.6m x 1.22m)** Entering via a UPVC double glazed door to the entrance, UPVC double glazed window to the front and side elevations and wooden framed obscured glazed door leading to:-

#### LIVING ROOM

**19' 11" x 16' 5" (6.07m x 5m)** A spacious reception room with artex ceiling, UPVC double glazed window to the front elevation overlooking the gardens. Stone fireplace surround with gas fire with back boiler and two radiators. Arch leading to:-

#### DINING ROOM

**10' 4" x 9' 8" (3.15m x 2.95m)** Artex ceiling, radiator and a UPVC double glazed window to the front elevation overlooking the gardens. Door to:-

#### KITCHEN

**17' 10" x 8' 5 max' 7' 00 min" (5.44m x 2.62m)** UPVC double glazed window to the rear and side elevation with matching door offering views across to the coastline, golf course and Compass point.

The kitchen is finished with a range of matching wall and base units with fitted worksurface. Inset double sink with side drainer and mixer tap, inset electric hob with pull out extractor, integrated high level double oven, space and plumbing for washing machine, space and plumbing for dishwasher and radiator.

#### HALL

Artex ceiling, loft hatch access, airing cupboard housing the factory lagged hot water cylinder, immersion heater and shelving. Doors serve the following rooms:-

#### BEDROOM ONE

**13' 10" x 12' 5" (4.22m x 3.78m)** A bright and spacious principal double bedroom with UPVC double glazed window to the rear elevation offering views across the gardens and coastline. Artex ceiling, built in cupboard and radiator.

#### BEDROOM TWO

**9' 11" x 9' 00" (3.02m x 2.74m)** A double bedroom with UPVC double glazed window to the rear elevation offering views across the gardens and coastline. Artex ceiling, built in cupboard and radiator.

#### BATHROOM

**6' 7" x 5' 4" (2.01m x 1.63m)** Artex ceiling, UPVC obscure double glazed window to the side elevation. Panel enclosed bath, pedestal wash hand basin and radiator.

#### WC

**6' 7" x 2' 11" (2.01m x 0.89m)** Artex ceiling, UPVC obscure double glazed window to the side elevation and WC.

#### INNER HALL

Radiator and doors serve the following rooms:-

#### BEDROOM THREE

**14' 00" x 7' 11" (4.27m x 2.41m)** Artex ceiling, UPVC double glazed window to the front elevation and radiator.



#### BEDROOM FOUR

**12' 4" x 7' 7" (3.76m x 2.31m)** Artex ceiling, UPVC double glazed window to the rear elevation overlooking the garden. Radiator.

#### SHOWER ROOM

**5' 10" x 4' 6" (1.78m x 1.37m)** UPVC obscure double glazed window and door to the side elevation. Shower enclosure with electric shower, pedestal wash hand basin, WC and radiator.

#### SINGLE GARAGE

Up and over door with pedestrian door to the side.

#### OUTSIDE

To the front of the property the garden is laid to lawn with a low stone faced flower bed and off road parking for two vehicles. Path leads to the front door and continues around to the generous private enclosed south facing garden.

#### COUNCIL TAX

Band D

#### SERVICES

All mains services are connected

#### TENURE

Freehold

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of town head up Belle Vue and down towards Flexbury via Golf House Road. Remain on this road passing Flexbury Church as if heading towards Poughill. Turn left into Trevella Road and follow this around into Petherick Road. Take the first right into Acland Close and continue up the hill bearing left and the property will be located on the left hand side.

