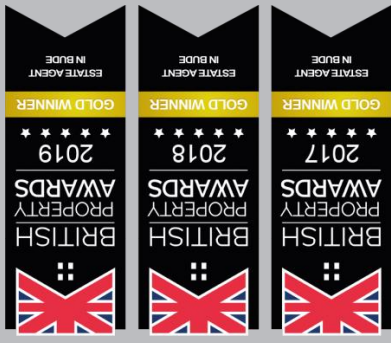


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 32 Queen Street
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 EX23 8BB



Energy Efficiency Rating	
Current	Potential
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (13-38)	F (13-38)
G (1-12)	G (1-12)

Not energy efficient - higher running costs

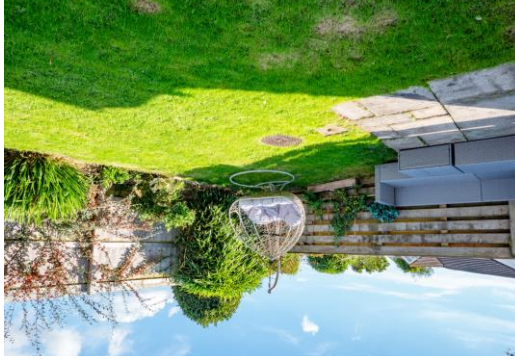
EU Directive 2002/91/EC

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 shown in photographs and 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 Fosters Way

Bude, Cornwall, EX23 8HF

- Well presented and spacious detached bungalow
- Cul-de-sac setting in a highly sought after residential area
- South aspect living room, kitchen dining room
- Two double bedrooms and a bathroom
- Private enclosed rear garden, garage and off road parking

Price £395,000



The property professionals

17 Fosters Way

Bude, Cornwall , EX23 8HF

Price £395,000

Available with no onward chain. 17 Fosters Way is a spacious detached bungalow, 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.

The well presented property offers an entrance porch, cloakroom, South aspect living room, large kitchen dining room, two double bedrooms and a bathroom.

Outside there is single garage, useful utility, off road parking in front of the garage and a private enclosed garden to the rear.

ENTRANCE PORCH

Entering via a UPVC double glazed door with matching fixed side panel to the entrance hall. Tiled flooring and radiator. Oak doors serve the following rooms:-

CLOAKROOM

4' 5" x 2' 11" (1.35m x 0.89m) UPVC opaque double glazed window to the front elevation, wall mounted wash hand basin, push button low flush WC and tiled flooring.

LIVING ROOM

17' 3" x 13' 2" (5.26m x 4.01m) A bright and spacious South facing reception room with coved ceiling, UPVC double glazed window to the front elevation overlooking the gardens. High level television point and socket, radiator and solid wood flooring. Door to:-

KITCHEN DINING ROOM

24' 9" x 10' 10" (Reducing to 7'1") (7.54m x 3.3m) A spacious dual aspect kitchen dining room with coved ceiling, feature wooden framed circular window to the side elevation and UPVC double glazed windows and doors to the rear elevation. Coved ceiling, radiator and solid wood flooring.

The kitchen is finished with a range of matching base units with solid wooden worksurface, with attractive tiled splash back, ceramic sink with mixer tap, feature display cupboards, space for range style cooker with extractor hood, integrated dishwasher, solid wood flooring and radiator.

INNER HALL

Tiled flooring and cupboard housing the Worcester gas fired combi boiler. Oak wooden doors serve the following rooms:-

BEDROOM ONE

14' 03" x 9' 8" (4.34m x 2.95m) A bright and spacious principal bedroom with a UPVC double glazed window to the rear elevation overlooking the garden. Storage recess, radiator and engineered wood flooring.

BEDROOM TWO

13' 1" x 8' 6" (3.99m x 2.59m) A bright and spacious South facing double bedroom with a UPVC double glazed window to the front elevation. Radiator and engineered wood flooring.

BATHROOM

6' 4" x 6' 4" (1.93m x 1.93m) UPVC obscure double glazed window to the side elevation, fully tiled walls, tiled flooring, panel enclosed bath with glass shower screen and mixer shower attachment, pedestal wash hand basin, push button low flush WC and a chrome heated towel rail.

GARAGE

11' 3" x 7' 9" (3.43m x 2.36m) Up and over door.

UTILITY ROOM

7' 7" x 5' 3" (2.31m x 1.6m) Space and plumbing for washing machine.

OUTSIDE

To the front of the property there is off road parking in front of the garage, side gated access to either side with path leading to the private enclosed rear garden. The garden is laid mainly to grass with a patio seating area and established flower beds.



COUNCIL TAX

Band D

SERVICES

All mains services are connected

TENURE

Freehold

FREE SALES & LETTINGS
MARKET APPRAISAL

Award winning



Directions

Proceed up through town via Belle Vue and continue into Golf Course Road. Continue down through the Golf Course taking the first right-hand turning into Flexbury Park Road, just prior to Flexbury Church. Continue all the way along this road, turn right at the crossroads into East Fairholme road and take the second right into Fosters Way. Follow this road along, taking the first right and property will be located a short distance along on the right hand side.

