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

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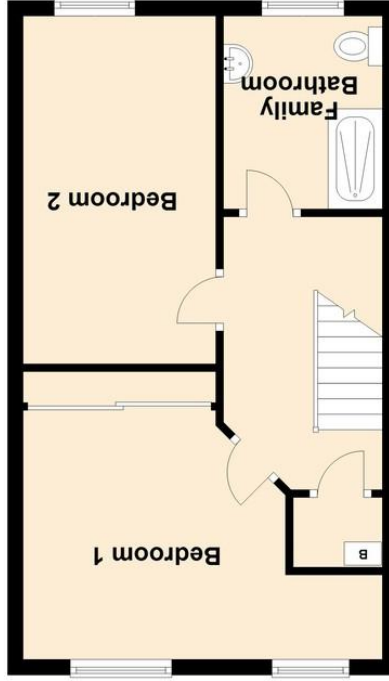
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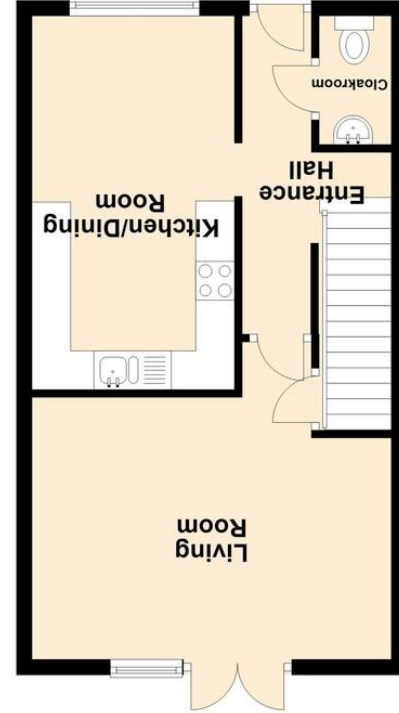
12 Bartlett Avenue

Colwills
Plan produced using Planip.

Total area: approx. 77.2 sq. metres (830.4 sq. feet)



First Floor



Ground Floor

The Property Professionals...



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12 Bartlett Avenue

Bude, Cornwall, EX23 8DT

Price £230,000

- Modern mid-terrace home
- Close to schools and amenities
- Two double bedrooms, shower room
- Living room, kitchen/diner, WC
- Ideal for first time buyers, investors or downsizers



The property professionals

12 Bartlett Avenue

Bude, Cornwall, EX23 8DT

Price £230,000

A modern mid-terrace property situated within walking distance of the local schools, leisure centre, supermarkets and beaches. Ideal for first time buyers, downsizers or investors.

The property offers the following accommodation: entrance hall, cloakroom/WC, modern kitchen/diner and a spacious living room; on the first floor, there are two double bedrooms and a shower room. Outside, there is an enclosed courtyard garden to the rear.

Available with no onward chain.

ENTRANCE HALL

Entering the property via a metal door, in to the inner hallway with doors serving the following rooms.

KITCHEN/DINER

15' 10" x 8' 7" (4.83m x 2.62m) The kitchen area is fitted with a range of matching white high gloss wall and base units, with contrasting work surface over and matching splash back. Inset one and a half bowl sink with in cut side drainer and mixer tap over. Integrated gas hob and extractor over, built in double oven, dishwasher and washing machine. Inset spotlights and LED under lights to the kick boards.

A floor to ceiling window to the front elevation provides light to the dining area. Attractive 'herring bone' laminate flooring and wall mounted radiator.

CLOAKROOM

5' 5" x 3' 1" (1.65m x 0.94m) Fitted with a low flush WC and wall mounted wash hand basin with tiled splash back.

LIVING ROOM

15' 3" x 13' 5" (4.65m x 4.09m) Wooden double glazed doors open to the rear garden and patio area. Radiator and TV point, feature fireplace with electric fire.

BEDROOM ONE

12' 2" x 11' 1" (3.71m x 3.38m) A double bedroom with double glazed window to the rear elevation, built in wardrobe and space for dressing area.

BEDROOM TWO

14' 9" x 8' 2" (4.5m x 2.49m) Another double bedroom with double glazed window to the front elevation.

FAMILY BATHROOM

8' 2" x 6' 9" (2.49m x 2.06m) Recently fitted with a double shower enclosure with mains fed shower and chrome riser. Pedestal mounted low flush WC, wash hand basin with black mixer tap and vanity unit under. Attractive tiles to the wet areas, radiator and window to the front elevation.

OUTSIDE AND GARDENS

Doors from the living room open on to the patio seating area, with built in storage along the retaining wall. Steps lead up to the raised composite decked seating area with glass balustrade, inset LED lighting and close slat feature fence.

One allocated parking space can be found at the front of the property with further overflow parking to the rear.

TENURE

Freehold.

SERVICES

All mains services are connected.

COUNCIL TAX

Band B

MAINTENANCE CHARGE

A fee of £29 PCM is payable for maintenance of the communal areas.

**FREE
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&
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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 along this road passing the Esso petrol station and Budehaven Secondary School. At the roundabout take the first exit on the left passing both Morrisons and Bude Leisure Centre. Take the first turning on the right into Bartlett Avenue and the property will be located a short distance along on the right hand side.

