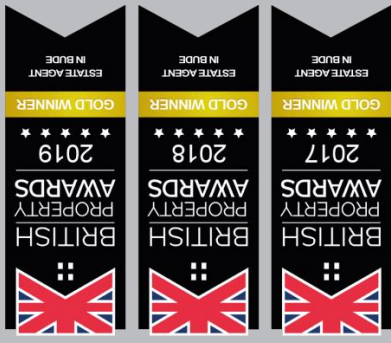


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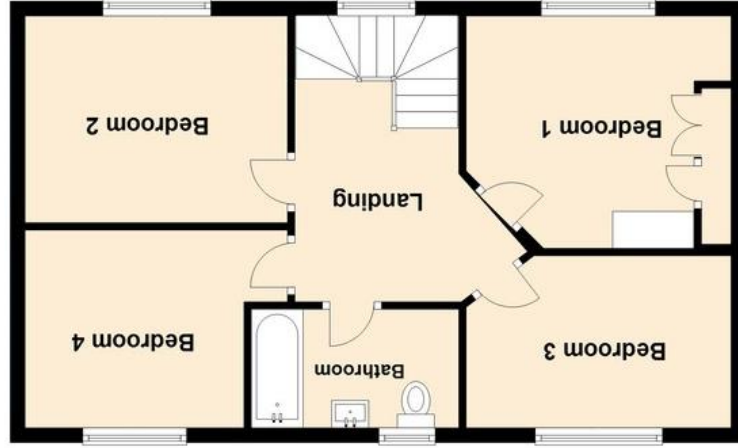
Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC
 www.epcau.com

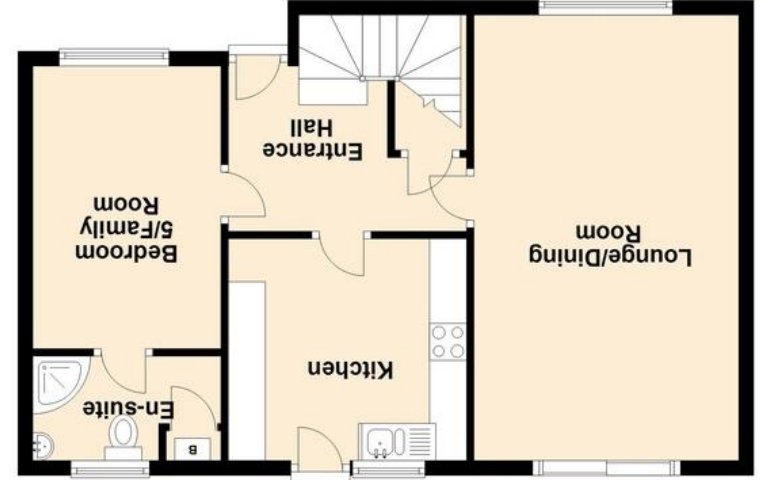
DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain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



Total area: approx. 107.7 sq. metres (1159.4 sq. feet)
 Colwills
 Plan produced using PlanUp.



First Floor
 Approx. 52.8 sq. metres (568.2 sq. feet)



Ground Floor
 Approx. 54.9 sq. metres (591.2 sq. feet)

The Property Professionals...



8 Bede Haven Close

Bude, Cornwall, EX23 8QF

Price £445,000

- A spacious and well presented detached house
- Located in a quiet residential location close to Bude town, schools and beaches
- Lounge/dining room, kitchen, ground floor bedroom 5/family room with ensuite
- Four first floor double bedrooms and a recently refitted bathroom
- Off road parking, enclosed South aspect garden and useful home office/playroom shed



The property professionals

8 Bede Haven Close

Bude, Cornwall, EX23 8QF

Price £445,000

A spacious, detached house located in a peaceful and sought-after area on the outskirts of Bude, within walking distance of the town centre, local schools, and beaches.

The property offers well-presented and flexible living spaces, featuring an entrance hall, a bright dual-aspect lounge/dining room, a modern kitchen, and a ground-floor fifth bedroom or family room with an en-suite shower room. Upstairs, there are four double bedrooms and a recently updated modern bathroom.

Outside, the home benefits from off-road parking and a front garden. The private, South aspect rear garden is laid to lawn and includes an insulated shed that serves as a home office or games room, along with two additional storage areas.

ENTRANCE HALL

Entering via an opaque double glazed composite door to the entrance hall, with a turning staircase ascending to the first floor with useful under stairs storage cupboard, part stripped wooden flooring and radiator. Doors serve the following rooms:-

LOUNGE/DINING ROOM

19' 11" x 11' 11" (6.07m x 3.63m) A bright and spacious reception room with UPVC double glazed window to the front elevation overlooking the garden and down the road towards the green and UPVC double glazed sliding doors to the rear leading out onto the South aspect garden and patio. Feature fireplace with inset gas fire, wood flooring and radiator.

KITCHEN

10' 00" x 9' 11" (3.05m x 3.02m) UPVC obscure double glazed door to the rear elevation and UPVC double glazed window overlooking the South aspect enclosed gardens. Useful serving hatch opening into the lounge/dining room, wood effect flooring and radiator.

The kitchen is finished with a range of matching light grey wall and base units with matt black handles and wood effect work surface, inset composite one and a half bowl sink and drainer with mixer tap. Four ring gas hob with glass splashback and extractor canopy, integrated twin electric ovens, integrated dishwasher and space for freestanding fridge freezer.

BEDROOM FIVE/FAMILY ROOM

12' 4" x 8' 1" (3.76m x 2.46m) UPVC double glazed window to the front elevation overlooking the gardens and down the road towards the green. Wood flooring, high-level socket and television point and radiator. Door to:-

ENSUITE

8' 1" x 4' 7" (2.46m x 1.4m) UPVC obscure double glazed window to the rear elevation, wall mounted chrome heated towel rail, cupboard housing the Worcester gas fired boiler and space and plumbing for washing machine. Quadrant shower enclosure with aqua board panelling and electric shower, pedestal wash hand basin and push button low flush WC.

FIRST FLOOR

UPVC double glazed window to the front elevation, loft hatch access and doors serve the following rooms:-

BEDROOM ONE

12' 4" x 9' 11" (3.76m x 3.02m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the garden and down the road towards the green. Fitted with a range of wardrobes and chest of drawers. Radiator.

BEDROOM TWO

12' 3" x 8' 9" (3.73m x 2.67m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the garden and down the road towards the green. Radiator.

BEDROOM THREE

12' 00" x 7' 5" (3.66m x 2.26m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden. Radiator.



BEDROOM FOUR

9' 8" x 8' 8" (2.95m x 2.64m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden. Radiator.

BATHROOM

8' 8" x 5' 8" (2.64m x 1.73m) A modern bathroom having recently been refitted and offers an obscure UPVC double glazed window to the rear elevation, panel enclosed bath with glass shower screen, mains fed soak head shower with separate hand attachment, useful recess, vanity unit with inset basin, push button low flush WC, black contemporary heated towel rail and attractive wall tiling to the bath and feature wall behind the vanity unit.

OUTSIDE

To the front of the property there is a tarmac drive providing off road parking for a number of vehicles, area of lawn and side gated access either side which leads to the South aspect enclosed garden. Patio seating area being accessed via the kitchen and dining room which opens onto a decked seating area. Steps up to the garden which is laid to lawn with garden sleeper flower beds, two useful garden sheds.

HOME OFFICE/ PLAYROOM SHED

15' 2" x 7' 2" (4.62m x 2.18m) Insulated walls and roof, light and power connected. Perfect work from home space or play space.

COUNCIL TAX

Band D

SERVICES

All mains services are connected

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

Proceed out of town along The Strand turning left at the mini roundabout towards Stratton. Take the right hand turning into Kings Hill opposite Bude Service Station and then immediately turn left into Berries Avenue and then first right into Bede Haven Close and the property will be located a short distance along on the right hand side.

