

01288 355 828

E: bude@colwills.co.uk

www.colwills.co.uk

32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

Current

Potential

99

69

England & Wales

EU Directive 2002/91/EC

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estate agents

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lettings

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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 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.



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude proceed up through town via Belle Vue and passing down through Golf Course Road. Continue on this road heading up to Poughill, pass through the village and on reaching the crossroads at the top of the hill turn left signposted Stibb. Continue along this road for approximately 2½ miles until you reach the T-junction. turn left and the property will be located a short distance along on the right hand side.

3 Stibb Cottages

Stibb, Bude, EX23 9HW

Price £435,000

3 Stibb Cottages is a well presented detached dormer bungalow, situated in the popular hamlet of Stibb, close to the stunning North Cornish coastline and beaches and is only a short drive from the village of Kilkhampton and the Town of Bude and all its amenities.

Internally the property offers an entrance hall, South aspect lounge dining room, study, kitchen breakfast room, utility, cloakroom and a ground floor bedroom with an ensuite shower. On the first floor there are two further double bedrooms and a bathroom.

Outside there is a larger than average single garage, off road parking for two vehicles and gardens to the front and rear laid to lawn with a decked seating area accessed via the lounge dining room. Available with no onward chain.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door with matching fixed side panel to the entrance hall. Staircase ascending to the first floor, cove ceiling and radiator. Doors serve the following rooms:-

WC

6' 9" x 3' 2" (2.06m x 0.97m) Coved ceiling, attractive part wall tiling, wall mounted wash hand basin, push button low flush WC and radiator.

LOUNGE DINING ROOM

24' 2" x 11' 10" (7.37m x 3.61m) A bright and spacious triple aspect reception room with UPVC double glazed window to the front elevation overlooking the gardens, twin UPVC double glazed windows to the side and UPVC double glazed sliding door to the rear, leading onto the decked seating area and overlooking the gardens. Coved ceiling, stone fireplace with slate tiled hearth with an open fire, television point, telephone point and two radiators.

STUDY

8' 10" x 5' 4" (2.69m x 1.63m) UPVC double glazed window to the rear elevation overlooking the gardens. Telephone point and radiator.

KITCHEN/BREAKFAST ROOM

12' 10" x 10' 10" (3.91m x 3.3m) A bright and spacious kitchen breakfast room with UPVC double glazed windows to the front elevation overlooking the gardens and UPVC double glazed door to the side elevation. Coved ceiling, and radiator.

The kitchen is finished with a range of matching wall and base units with wood effect fitted worksurface, inset one and a half bowl stainless steel sink and drainer with mixer tap, inset electric hob, integrated high-level electric oven space and plumbing for dishwasher. Arch leading to:-

UTILITY ROOM

7' 33" x 5' 3" (2.97m x 1.6m) Coved ceiling, UPVC double glazed window to the side elevation, radiator and door to boiler cupboard housing the oil fired boiler. Fitted with a range of matching wall and base units with fitted wood effect worksurface, inset stainless steel sink and drainer with mixer tap and space and plumbing for washing machine.

BEDROOM ONE

13'2 max' 9'9 min" x 10' 9" (4.19m x 3.28m) The principal double bedroom offers a UPVC double glazed window to the rear elevation overlooking the gardens. Coved ceiling and radiator. Door to:-

ENSUITE

7' 00" x 4' 11" (2.13m x 1.5m) UPVC obscure double glazed window to the side elevation, coved ceiling, attractive half height wall tiling, shower enclosure with mains fed shower, pedestal wash and basin, push button low flush WC and radiator.

FIRST FLOOR

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

BEDROOM TWO

15' 1" x 12'00 max' 8'5 min" (4.6m x 3.86m) A spacious double bedroom with Velux windows to the front and rear elevations, television point, radiator and built-in wardrobe.



BEDROOM THREE

15' 1" x 10' 11" (4.6m x 3.33m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation and Velux window to the rear. Built-in wardrobe, television point, telephone point and radiator.

BATHROOM

UPVC obscure double glazed window to the rear elevation, attractive half height wall tiling, panelled enclosed bath with electric shower and folding glass shower screen, pedestal wash hand basin, pushbutton low flush WC and radiator.

GARAGE

Up and over door to the front elevation, window and pedestrian door to the side. Light and power connected.

OUTSIDE

The front garden is laid to lawn with a low stone wall to the front, drive is laid to gravel, over which the next-door property has a vehicular right of way to gain access to their garage. There is also space for two vehicles. Side gated access to the rear enclosed garden which is laid to lawn with a decked seating area accessed from the lounge dining room.

COUNCIL TAX

Band D

SERVICES

Mains electricity, water and drainage. Oil fired central heating

TENURE

Freehold

