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MARKET APPRAISAL

Award winning

BRITISH PROPERTY AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

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 Shell petrol station, Budehaven Secondary School, until reaching the roundabout. Take the first exit on the left passing both Morrisons and Splash and follow the road until you see the Midas development directly in front of you. Take the first turning on the right into Broadclose and then follow the road around to the left, take the third turning right and then follow the road around which will lead you into Hopton Close.

11 Hopton Close

Bude, Cornwall, EX23 8FG

Price £285,000

This modern, detached two bedroom bungalow is in excellent condition throughout and available with no onward chain. The property is situated on the popular and 'Award winning' Broadclose development within easy reach of the town centre and all amenities.

The property comprises an entrance hallway, lounge with door to the enclosed 'tropical' garden, modern kitchen/dining room with built in oven, gas hob and hood, two double bedrooms with en-suite shower room to the master and a part tiled family bathroom with shower over the bath. T

he property is gas centrally heated and double glazed with off street parking space. Available with no onward chain.

ENTRANCE HALL

Part glazed entrance door leads into a light and spacious hall with further glazed door leading out to the rear garden. Radiator, built-in storage cupboard and doors serving the following rooms:-

KITCHEN/DINER

11' 11" x 13' 0" (3.63m x 3.96m) An open plan kitchen/diner being fitted with a matching range of wall and floor cupboards with work surface over, built-in stainless steel double oven with gas hob and extractor canopy over, one and a half bowl stainless steel sink. Radiator, floor to ceiling wooden framed double glazed window to the side elevation looking out to the garden. Door into:-

LOUNGE

11' 11" x 13' 0" (3.63m x 3.96m) Dual aspect with wooden framed double glazed windows to the rear and side elevations, door leading out to garden, radiator, laminate oak effect flooring, television point and telephone point.

BEDROOM ONE

10' 10" x 10' 1" (3.3m x 3.07m) A double bedroom with wooden framed double glazed floor to ceiling window to the rear elevation looking out to the garden, radiator, television point and telephone point. Door into:-

ENSUITE

10' 9" x 3' 1" (3.28m x 0.94m) Obscure wooden framed double glazed window to the front elevation, modern white suite comprising: low level WC, pedestal wash hand basin and tiled shower enclosure with shower over. Heated towel rail and extractor fan.

BEDROOM TWO

12' 0" x 9' 9" (3.66m x 2.97m) A double bedroom with wooden framed double glazed window to the front elevation, radiator, television point and telephone point.

BATHROOM

8' 5" x 6' 2" (2.57m x 1.88m) Obscure wooden framed double glazed window to the side elevation and a modern white suite, being complemented with chrome taps and fitments, to include: panelled bath with shower mixer over, low level WC and pedestal wash hand basin. Half wall tiling, radiator, extractor fan and airing cupboard with space and plumbing for a washing machine.

OUTSIDE

To the front of the property is an allocated parking space and feature planters. A side gate and path leads into a private and enclosed rear garden that has been beautifully landscaped with an array of tropical plants and a low maintenance patio area.

COUNCIL TAX

Band C

SERVICES

All mains services are connected.

TENURE

Freehold

MAINTENANCE CHARGE

A fee of £30 PCM is payable for maintenance of the communal areas.