



## 8 Kittiwake Court

Bude, Cornwall, EX23 8BG

Price £229,950

- Modern two double bedroom 'Coach House'
- Situated on the popular Shorelands development
- Dual aspect open plan living kitchen dining room
- Two double bedrooms and modern bathroom
- Single garage with utility room and off road parking



*The property professionals*



# 8 Kittiwake Court, Bude, Cornwall, EX23 8BG

8 Kittiwake Court is a modern 'Coach House' situated on the popular 'Shorelands' development located within walking distance of the town, schools and shops.

The property opens into an entrance porch and stairwell leading to the dual aspect open plan living kitchen dining room with dark grey high gloss units and integrated appliances. There are two double bedrooms with built in wardrobe to the principal bedroom and separate modern bathroom.

Underneath the property is the single garage and utility room, off road parking for one vehicle in front of the garage.

## DIRECTIONS

From the town centre proceed along The Strand and turn left at the mini roundabout. Follow the Stratton Road up the hill heading out of the town and at the roundabout take the third exit, first right into Kittiwake Court and the property will be located on the right hand side.

## ENTRANCE HALL

Entering via a composite double glazed door to the entrance hall with stairs ascending to the first floor.

## OPEN PLAN KITCHEN LIVING DINING ROOM

**17' 6 max" x 16' 9 max" (5.33m x 5.11m)** A bright and spacious room with UPVC double glazed window to the front elevation and UPVC double glazed window to the rear. Television point, radiator and built in storage cupboard.

The kitchen is finished with a range of matching grey high gloss base units with contrasting grey square edge worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap. Integrated appliances comprise of inset gas hob, electric double oven and fridge freezer.

## INNER HALL

Doors serve the following rooms:-

## BEDROOM ONE

**13' 11" x 8' 5" (4.24m x 2.57m)** A bright and spacious double bedroom with a UPVC double glazed window to the front elevation, television point, radiator and built in double wardrobe.

## BEDROOM TWO

**10' 4" x 9' 3" (3.15m x 2.82m)** A double bedroom with a UPVC double glazed window to the rear elevation, radiator and loft hatch access.

## BATHROOM

**8' 00" x 5' 4" (2.44m x 1.63m)** UPVC obscure double glazed window to

the rear elevation, inset spotlights, panel enclosed bath with shower, pedestal wash hand basin, push button low flush WC and a wall mounted towel rail.

## GARAGE

**18' 4" x 9' 5 max" (5.59m x 2.87m)** Up and over door, UPVC double glazed window to the rear elevation, wall mounted consumer unit and door to:-

## UTILITY ROOM

**5' 7" x 3' 1" (1.7m x 0.94m)** Wall mounted gas fired boiler and space and plumbing for washing machine.

## OUTSIDE

Off road parking in front of the garage for one vehicle.

## COUNCIL TAX

Band A

## SERVICES

All mains services are connected.

## TENURE

Freehold Estate service charge TBC



**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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items 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



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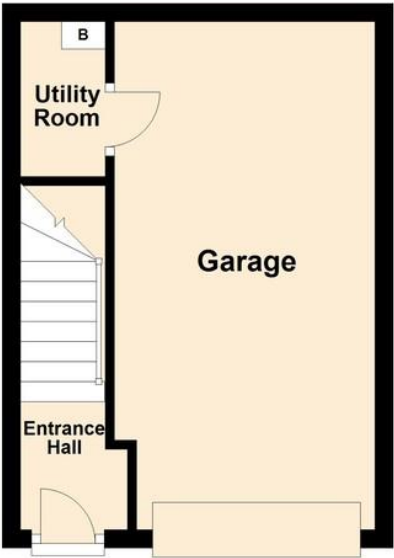
32 Queen Street  
Bude, Cornwall  
EX23 8BB



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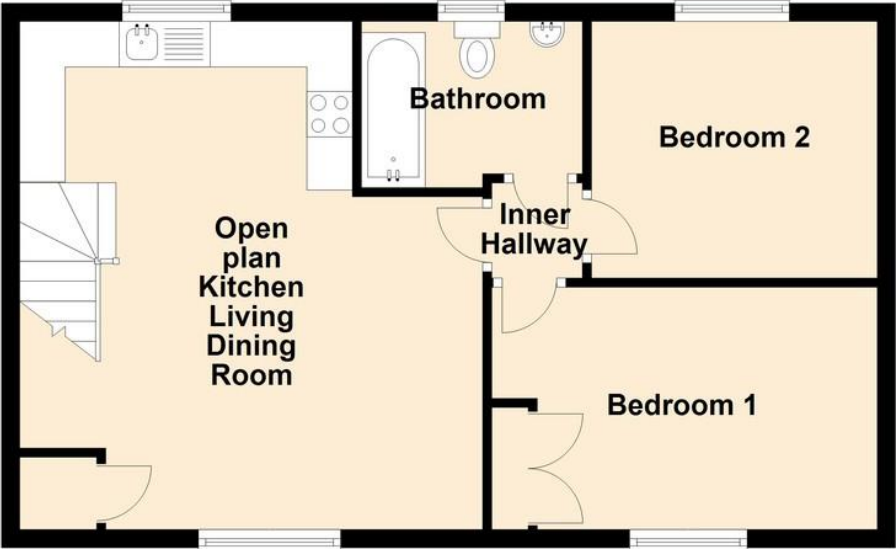
## Ground Floor

Approx. 21.7 sq. metres (233.8 sq. feet)



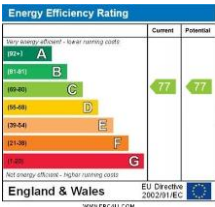
## First Floor

Approx. 52.5 sq. metres (565.6 sq. feet)



Total area: approx. 74.3 sq. metres (799.5 sq. feet)

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Plan produced using PlanUp.



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